

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

March 28, 1968
10:00 A.M.

Council Chambers, City Hall

The meeting was called to order with Mayor Akin presiding.

Roll Call:

Present: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Absent: None

The Invocation was delivered by REVEREND THOMAS LOFTIN of the First Methodist Church.

GAS SERVICE CHARGE

City Manager Tinstman noted that he would report to the Gas Company on a matter concerning the service charge made by the Gas Company to Mr. Jerry Gaither.

CITIZENS PROTEST SHOOTING

Mayor Akin introduced to the Council various citizens protesting the police shooting of two Mexican-American youths for an alleged theft near the Municipal Auditorium on South First Street. The opponents felt that there was no possible way that the two youths could have escaped and that the shooting was entirely unwarranted. Mr. Gus Garcia of the Human Relations Commission, one of the opponents, presented a sketch showing where the incident occurred, also noting that there were three witnesses. Mr. Garcia pointed out that the boys were escaping on a predictable path with adequate lighting and that they could have been easily apprehended without the use of firearms. Mr. Garcia gave his due respects to the Police Department, but questioned the judgement of the officers in this particular incident.

HEARING RECESSED

At that point, Mayor Akin requested that in order to allow additional time for more speakers on the subject, it was necessary to recess the 10:30 scheduled hearing. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

CITIZENS HEARD

Dr. Alexandro, employed by the University of Texas and a member of the Human Relations Commission acknowledged definite discrimination against minority races by the Police Department and strongly urged that policemen responsible for the shooting of the youths be fired. Volma Overton of the N.A.A.C.P. denounced the act as deplorable and representative of racism on the part of the Police Department. Jorge Lara-Braud, Director of the Spanish American Institute also considered the act uncalled for and encouraged the suspension of the officers. Hub Bechtol, President of the Grand Jury Association, urged the Council to concentrate on the facts and to remember that the policemen were entitled to a fair trial if found guilty.

Councilman Nichols assured all the concerned citizens who had appeared before the Council as well as Mr. Bechtol that the case would be further investigated and would by no means be "whitewashed". The Council then recessed for five minutes.

ANNEXATION HEARING

Mayor Akin opened the public hearing scheduled for this time on the following annexation. Councilman Nichols moved the Council close the hearing and direct the administration to institute annexation proceedings to annex the following:

10.36 acres of land out of the George W. Davis
survey - unplatted tracts of land and portion
of U.S. 183

The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

Mayor Akin introduced the following ordinance:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 10.36 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE GEORGE W. DAVIS SURVEY IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.

The ordinance was read the first time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Janes, Nichols, Mayor Akin
Noes: Councilman Long

The ordinance was read the second time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Janes, Nichols, Mayor Akin
Noes: Councilman Long

PARADE PERMIT

Mr. Ed Krenek, member of the Capitol Post 8787, and past State Commander of the Veterans of Foreign Wars and 1968 Chairman of the Austin Loyalty Day Program, appeared before the Council to request a parade permit for Veterans of Foreign Wars.

Councilman Long moved the Council grant the request for the Loyalty Day Parade to be held on April 27, 1968. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

ZONING HEARING

Mayor Akin announced that it was 11:00 A.M. and the Council would hear the zoning cases scheduled for public hearing at this time. Pursuant to published notice thereof, the following zoning applications were publicly heard:

MRS. BEATRICE WRIGHT by Arthur E. Pihlgren	5610 North Lamar Blvd. Rear of 805-813 Stark St.	From "A" Residence, 1st Height and Area to "B" Residence, 2nd Height and Area NOT RECOMMENDED by the Planning Commission
---	---	---

Councilman Long moved the Council grant the change from "A" Residence, 1st Height and Area to "B" Residence 2nd Height and Area with the restriction that no more than 100 apartment units be built and subject to 5 feet right of way on Stark Street. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The Mayor announced that the change had been granted to "B" Residence, 2nd Height and Area, subject to restrictions and instructed the City Attorney to draw the necessary ordinance to cover.

RICHARD E. JOHNS & JACK ANDREWARTHA By Oscar W. Holmes	1100-1104 Robert E. Lee Road Rear of 1106-1126 Robert E. Lee Road	From Interim "A" Residence, 1st Height and Area to "B" Residence, 1st Height and Area RECOMMENDED by the Planning Commission
--	--	--

The Council discussed the zoning application of Richard E. Johns and Jack Andrewartha, by Oscar W. Holmes. Councilman Janes noted that the potential development of the area under question would create a hardship on the inhabitants on Spring Creek Drive unless they were given direct access to Barton Springs Road. Councilman Nichols moved the Council authorize the City Manager to initiate proceedings to check into the acquiring of the property on the corner of Robert E. Lee Road and Barton Springs. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

Councilman Nichols moved the Council grant the change from Interim "A" Residence, 1st Height and Area to "B" Residence, 1st Height and Area, as recommended by the Planning Commission with a restriction on fourplexes, egress and ingress (temporary) from the north, subject to the map shown as Exhibit "A". The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Janes, Nichols, Mayor Akin
Noes: Councilman Long

The Mayor announced that the change had been granted to "B" Residence, 1st Height and Area, subject to restrictions and instructed the City Attorney to draw the necessary ordinance to cover.

HARRY PETERSON
By Phil Mockford

6601-6625 Isabelle Drive
6700-6810 Huntland Drive
6700-6804 Brenda Drive

From "A" Residence, 1st Height
and Area to "C" Commercial,
3rd Height and Area
NOT RECOMMENDED by the
Planning Commission

Mr. Phil Mockford stated that the reason the item was before the Council today had to do with the location of the sign. He had given each Council member a drawing of the plan for the sign which fitted within the 2nd Height and Area. It needed a rectangle 20' by 40' from the street. The City had 18', so the actual size of the base for the sign was 20' by 30'. If it came from the street, they would need 20' by 48', locating the west edge of the site 187' from the west boundary line of the property on Isabelle. The pad had 600 square feet and was the part to be zoned "C" 2nd H&A, 187' from the west boundary line of the property which is the east line of Isabelle.

Councilman Nichols recalled that Mr. Mockford had stated that he would erect an eight foot privacy fence along the north side of the property; that he would accept "B" for a distance off Brenda for 125' (3 lots); that on the immediate corner he would accept "O" on one or two lots; that he wanted "C" 1st H&A on the rest of the tract with the exception of the 600 square feet which would be zoned "C" 2nd H&A; and that he would provide a buffer zone of 25' along the north boundary line. Mr. Mockford agreed.

Councilman Janes stated that the Staff had recommended "GR" on the whole tract and asked Mr. Mockford if it would be reasonable to have the area for the cars zoned "C", and "GR" on the rest of the tract. Mr. Mockford stated that it was a "C" area and to be developed in that manner they preferred to get it all zoned now.

Councilman Long moved the Council grant the change from "A" Residence, 1st Height and Area to "C" Commercial, 1st Height and Area except "C" Commercial, 2nd Height and Area for 600 Square feet (sign), "O" Office for the office lease, "B" 2nd Height and Area for a buffer zone, that the privacy fence be built, and that ten feet of right of way on Brenda Drive and five feet of right of way on Isabelle Drive be dedicated. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin

Noes: None

Mayor Akin announced that the change had been granted to "C" Commercial, 1st H&A except "C" Commercial, 2nd H&A for 600 square feet (Sign), "O" office for the office lease, "B" 2nd H&A for a buffer zone, subject to the building of a privacy fence and dedication of ten feet of right of way on Brenda Drive and five feet of right of way on Isabelle Drive, and instructed the City Attorney to draw the necessary ordinance to cover.

ANNEXATION ORDINANCE

The following ordinance was brought up for its third reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 241.44 ACRES OF LAND, SAME BEING FIVE (5) TRACTS OF LAND OUT OF AND A PART OF THE THEODORE BISSEL AND THE WM. CANNON LEAGUES IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.

The ordinance was read the third time and Councilman Nichols moved that the ordinance be finally passed. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The Mayor announced that the ordinance had been finally passed.
ZONING ORDINANCES PASSED

Mayor Akin introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:
TRACT 1: THE NORTH 65 FEET OF THE WEST 140 FEET OF LOT 2, PARTITION OF PART OF MRS. O. M. ROBERTS ESTATE SUBDIVISION, LOCALLY KNOWN AS 9519-9523 FARM TO MARKET ROAD 1325, FROM "A" RESIDENCE DISTRICT TO "C-2" COMMERCIAL DISTRICT;
TRACT 2: THE SOUTH 102.7 FEET OF THE WEST 140 FEET OF LOT 2, PARTITION OF PART OF MRS. O. M. ROBERTS ESTATE SUBDIVISION, LOCALLY KNOWN AS 9511-9517 FARM TO MARKET ROAD 1325, FROM "A" RESIDENCE DISTRICT TO "DL" LIGHT INDUSTRIAL DISTRICT;
SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The ordinance was read the second time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

The ordinance was read the third time and Councilman Nichols moved that the ordinance be finally passed. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

The Mayor announced that the ordinance had been finally passed.

Mayor Akin introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

(1) A 5,875 SQUARE FOOT PARCEL OF LAND, LOCALLY KNOWN AS 3805 AVENUE B, FROM "A" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND SECOND HEIGHT AND AREA DISTRICT;

(2) A PORTION OF LOTS 13 AND 14, BLOCK L, CREST HAVEN ADDITION, LOCALLY KNOWN AS 3527-3535 MANOR ROAD AND 3522 PERSHING DRIVE, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT;

(3) LOTS 8 AND 9, BLOCK 18, SOUTH HEIGHTS SUBDIVISION, LOCALLY KNOWN AS 1006-1008 SOUTH 8TH STREET, FROM "A" RESIDENCE DISTRICT TO "C" COMMERCIAL DISTRICT;

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

The ordinance was read the second time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

The ordinance was read the third time and Councilman Nichols moved that the ordinance be finally passed. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

The Mayor announced that the ordinance had been finally passed.

Mayor Akin introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

- (1) TRACT 1: A 1.07 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8300-8332 U. S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT; TRACT 2: A 1.18 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8305 LAZY LANE AND THE REAR OF 8300-8332 U. S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;
- (2) THE EAST 62.5 FEET OF LOT 9, BLOCK E, HOLIDAY HEIGHTS, SECTION ONE SUBDIVISION, LOCALLY KNOWN AS 7200 TWIN CREST DRIVE AND 302-304 ST. JOHNS AVENUE, FROM "B" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT;
- (3) LOTS 25 AND 26, BLOCK 3, LEE'S HILLS ADDITION, LOCALLY KNOWN AS 4109-4111 MARATHON BOULEVARD, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT;
- (4) A 6.90 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8618-8622 PUTNAM DRIVE, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen Long, Janes, Nichols, Mayor Akin
 Noes: None
 Present But
 Not Voting: Councilman LaRue

The ordinance was read the second time and Councilman Nichols moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen Long, Janes, Nichols, Mayor Akin
 Noes: None
 Present But
 Not Voting: Councilman LaRue

The ordinance was read the third time and Councilman Nichols moved that the ordinance be finally passed. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen Long, Janes, Nichols, Mayor Akin
 Noes: None
 Present But
 Not Voting: Councilman LaRue

The Mayor announced that the ordinance had been finally passed.

ANNEXATION HEARING SET

Councilman Nichols moved the Council adopt a resolution setting a public hearing at 10:30 a.m., April 11, 1968 to consider annexing the following:

4.55 acres of land out of the Santiago Del Valle Grant - a portion of Burleson Road and an unplatted tract.

The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

RELEASE OF EASEMENTS

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, a certain easement was granted to the City of Austin for public utility purposes in, upon and across a part of Lot 2, Block R, Westover Hills, Section Three, a subdivision of a portion of the James P. Wallace Survey Number 18 in the City of Austin, Travis County, Texas, according to a map or plat of said Westover Hills, Section Three of record in Book 29 at Page 47 of the Plat Records of Travis County, Texas; and,

WHEREAS, the owner of the above described property has requested the City Council of the City of Austin to release the hereinafter described portion of said easement; and,

WHEREAS, the City Council has determined that the hereinafter described portion of said easement is not now needed and will not be required in the future; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the Associate City Manager of the City of Austin be, and he is hereby authorized to execute a release of the following described portion of said public utility easement, to-wit:

A strip of land five (5.00) feet in width, same being out of and a part of Lot 2, Block R, Westover Hills, Section Three, a subdivision of a portion of the James P. Wallace Survey Number 18 in the City of Austin, Travis County, Texas, according to a map or plat of said Westover Hills, Section Three, of record in Book 29 at Page 47 of the Plat Records of Travis County, Texas; which strip of land five (5.00) feet in width is more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of said Lot 2, Block R, Westover Hills, Section Three, which point of beginning is the southwest corner of the herein described tract of land, and from which point of beginning the southwest corner of said Lot 2 bears N 59° 58' W 12.58 feet;

THENCE, N 14° 58' W 7.07 feet to a point in a line five (5.00) feet north of and parallel to the said south line of Lot 2, and which point is the northwest corner of the herein described tract of land;

THENCE, with the said line five (5.00) feet north of and parallel to the said south line of Lot 2, S 59° 58' E to a point in the proposed west line of Mo-Pac Boulevard, same being a line one hundred and fifty (150.00) feet west of and parallel to the centerline of Mo-Pac Boulevard as established by the Texas Highway Department, and which point is the northeast corner of the herein described tract of land;

THENCE, with the said proposed west line of Mo-Pac Boulevard S 18° 28' W to a point in the aforesaid south line of Lot 2, and which point is the southeast corner of the herein described tract of land;

THENCE, with the said south line of Lot 2, N 59° 58' W to the point of beginning.

The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin

Noes: None

GENERAL NEIGHBORHOOD PLAN

Councilman Nichols offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, pursuant to the provisions of Title I, of the Housing Act of 1949, as amended, the Urban Renewal Agency of the City of Austin (herein called the "Local Public Agency") has entered into a contract, designated Contract No. R-86 (GN), with the Federal Government pursuant to which the Government has made available to the Local Public Agency financial assistance for the preparation of a General Neighborhood Renewal Plan for the General Neighborhood Renewal Area designated as Capitol City East in the City of Austin, State of Texas (herein called the "Locality"); and

WHEREAS the Local Public Agency proposes to undertake with Federal financial assistance one or more urban renewal projects in the above-described General Neighborhood Renewal Area; and

WHEREAS there has been prepared and referred to the City Council of the City of Austin (herein called the "Governing Body") for review and approval a General Neighborhood Renewal Plan for the General Neighborhood Renewal Area, dated February 7, 1967, entitled "Capitol City East General Neighborhood Renewal Plan," and consisting of 40 pages including 4 illustrations and 22 pages of maps; and

WHEREAS the General Neighborhood Renewal Plan has been approved by the governing body of the Local Public Agency, as evidenced by the copy of said body's duly certified resolution approving the General Neighborhood Renewal Plan which is attached thereto; and

WHEREAS there have also been presented to the Governing Body certain supplementary data, including data respecting estimated grant-in-aid requirements, relocation requirements and resources, and governmental actions required to carry out said General Neighborhood Renewal Plan; and

WHEREAS a general plan is in existence and is recognized and used as a guide for the general development of the Locality as a whole; and, also, there has been presented to the Secretary of the Department of Housing and Urban Development, and the Secretary has approved, a Workable Program for Community Improvement for the community; and

WHEREAS the Planning Commission of the City of Austin which is the duly designated and acting official planning body for the Locality, has reported to the Governing Body respecting the conformity of the General Neighborhood Renewal Plan to the general plan for the Locality as a whole;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. That the General Neighborhood Renewal Plan for the Area described in Exhibit "A" attached hereto and made a part hereof, having been duly reviewed and considered, is hereby approved; that it is determined to be adequate as an outline of the urban renewal activities proposed for the Area involved, as a framework for the preparation of urban renewal plans, and as an indication generally, to the extent feasible in preliminary planning, of land uses, population density, building coverage, prospective requirements for the rehabilitation and conservation of property, and any portions of the Area contemplated for clearance and redevelopment; and that the City Clerk be and is hereby directed to file said copy of the General Neighborhood Renewal Plan as modified with the minutes of this meeting.

2. That it is hereby found and determined that the General Neighborhood Renewal Plan for the General Neighborhood Renewal Area described in Exhibit "A" conforms to the general plan of the Locality and to the Workable Program for Community Improvement.

3. That it is the intention of this Body that the General Neighborhood Renewal Plan be used to the fullest extent feasible as a guide for the provision of public improvements in such Area, and that the Plan will be considered in formulating codes and other regulatory measures affecting property in the Area and in undertaking other local governmental activities pertaining to the development, redevelopment, conservation, and rehabilitation of the Area.

4. That in order to implement and facilitate the effectuation of the Plan hereby approved, this Body hereby (a) pledges its cooperation in helping to carry out the Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

March 28, 1968

Capitol City East General Neighborhood Renewal Plan adopted and directed to be filed with minutes of this meeting is as follows:

URBAN RENEWAL AGENCY
OF THE CITY OF AUSTIN
614 West Sixth Street
Austin, Texas

Assistant Regional Administrator
Renewal Assistance Administration
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

Federal Office Building - Room 13A01
819 Taylor Street
Fort Worth, Texas 76102

Re: SUBMISSION OF CAPITAL
CITY EAST GENERAL NEIGH-
BORHOOD RENEWAL PLAN,
TEX. R-86, AUSTIN, TEXAS

Dear Sir:

The Urban Renewal Agency of the City of Austin respectfully submits for your consideration and approval the Capital City East General Neighborhood Renewal Plan, Tex. R-86, as prepared by the consulting firm of Isom H. Hale and Associates.

Part I and Part II of the Application for Loan and Grant on the first project, known as the Glen Oaks Urban Renewal Project, Tex. R-70, has been filed with the Department of Housing and Urban Development, and this project is the initial phase of the General Neighborhood Renewal Plan.

The Table of Contents on introductory page vii lists documentation submitted in four binders.

Your usual attention and consideration is anticipated and appreciated.

Sincerely,

S/ Leon M. Lurie
Executive Director

CAPITOL CITY EAST
GENERAL NEIGHBORHOOD RENEWAL PLAN
TEX. R-86

URBAN RENEWAL AGENCY
OF THE CITY OF AUSTIN
AUSTIN, TEXAS

prepared by

ISOM H. HALE & ASSOCIATES
Engineers Planners
610 Scarbrough Building
Austin, Texas

ACKNOWLEDGMENTS

We wish to thank the many persons and agencies who worked with us in obtaining and analyzing the data on which this report is based. Especially do we wish to thank the Urban Renewal Agency of the City of Austin and their staff who guided and reviewed this study from its inception to its conclusion.

A great deal of assistance has also been received from many of the staff members of the Planning Commission and Planning Department of the City of Austin, especially Mr. Hoyle Osborne, Director of the Planning Department; Mr. Dick Lillie, Assistant Director of the Planning Department; Mrs. Evelyn Butler, Chief of Long-Range Planning; Mr. David Houston, Planning Engineer; Mrs. Helen Mitchell, Chief of Community Redevelopment Plan Project; and Mr. L. Wayne Golden, Planning Co-ordinator.

Many other City departments have been very helpful; they include the Department of Public Works, the Water and Sewer Department, the Electrical Department, the Traffic and Transportation Department, the Fire Department, the City Library, and the Parks and Recreation Department. We also appreciate the cooperation of the Austin Independent School District and the Texas Highway Department.

We are grateful for the assistance of Mr. Paul Jones, Attorney for the Urban Renewal Agency of the City of Austin, who participated with us in the study of restrictions for land uses in the area for conformity to urban renewal law. The market-ability studies prepared by Mr. Harold Legge, Real Estate Counselor and Appraiser, were very valuable. Their cooperation and analyses have been extremely valuable.

We especially appreciate the assistance of Mr. Leon Lurie, Executive Director of the Urban Renewal Agency of the City of Austin, and the help of his assistant, Mr. Bill Williams, III, throughout the planning program. Without their help and the help of other staff members of the Urban Renewal Agency of the City of Austin, the complex problems connected with the preparation of this plan would have been impossible to resolve.

C R E D I T S

CITY COUNCIL

Lester Palmer, Mayor
Louis Shanks, Mayor Pro-Tem
Mrs. Emma Long
Travis LaRue
Ben White

AUSTIN URBAN RENEWAL AGENCY

Wesley Pearson, Chairman
Milton T. Smith
Robert Wormley
Jack Balagia
John H. Chiles, Jr.
Mrs. Charles L. Villasenor
Clyde Smith
Leon Lurie, Executive Director

T A B L E O F C O N T E N T S

Part		Page
<u>INTRODUCTION</u>		
GN-201	GENERAL NEIGHBORHOOD RENEWAL PLAN	
	Preface	1
	a. Boundary Description	2

<u>Part</u>		<u>Page</u>
	b. Land Use Plan	2
	c. Community Facilities and Public Improvements	16
	d. Clearance and Redevelopment	24
	e. Property Rehabilitation Provisions	25
	f. Title I Projects - Sequence and Timing	27
GN-202	DATA TO SUPPLEMENT GENERAL NEIGHBORHOOD RENEWAL PLAN	
	a. Anticipated Absorption Capacity for Cleared Land	28
	b. Federal Grant and Local Grant-in-Aid Estimates	30
	c. Preliminary Relocation Plan	31
	d. Actions Required by Local Governing Agencies	34
GN-203	EVIDENCE OF APPROVAL OF G.N.R.P. BY LOCAL PLANNING AGENCY AS CONFORMING TO GENERAL PLAN OF LOCALITY AS A WHOLE	36
GN-211	RESOLUTION OF GOVERNING BODY OF URBAN RENEWAL AGENCY APPROVING GENERAL NEIGHBORHOOD RENEWAL PLAN	37
GN-212	OPINION OF COUNSEL FOR URBAN RENEWAL AGENCY RESPECTING APPROVAL OF G.N.R.P.	38

LIST OF ILLUSTRATIONS

<u>Illustration</u>		<u>Page</u>
1.	Aerial view of G.N.R.P. Area looking towards downtown Austin and the University of Texas	i
2.	Street map of the Central East Austin Area, showing the boundary of the G.N.R.P. Area	ii
3.	Aerial view of G.N.R.P. Area looking downstream on Boggy Creek towards Colorado River	iii
4.	Street Map of the City of Austin, showing relationship of Boggy Creek drainage area and G.N.R.P. Area	xii

LIST OF MAPS

<u>Map No.</u>		<u>Following Page</u>
	GN-201	
1.	Boundary Map	2
2.	Proposed Land Use	5
3.	Proposed Community Facilities	16
4.	Proposed Circulation	21
5.	Proposed Water Distribution	22
6.	Proposed Sanitary Sewer System	22
7.	Proposed Gas Distribution	23
8.	Proposed Electric Distribution	23
9.	Proposed Telephone Network	23
10.	Proposed Storm Drainage System	23
11.	Clearance and Redevelopment Areas	24
	GN-202	
12.	Existing Land Use	34
13.	Existing Zoning	34

14.	Proposed Zoning	34
15.	Topography	35
16.	Existing Water Distribution	35
17.	Existing Sanitary Sewer Collection	35
18.	Existing Storm Sewers	35
19.	Existing Telephone Network	35
20.	Existing Electric Distribution	35
21.	Existing Gas Distribution	35
22.	Existing Street Conditions	35

LIST OF TABLES

<u>Table</u>		<u>Page</u>
1.	Proposed Population Densities in each Land Use Area	12
2.	Recommended Programming of Title I Projects	27
3.	Estimate of Costs and Financing for Projects	30
4.	Community Facilities and Public Improvements	35

INTRODUCTION

This is a technical report prepared primarily to serve as a guide to the development and re-development of an area in East Austin. It is proposed to be incorporated as part of Austin's Community Renewal Program now in the final stages of completion.

The General Neighborhood Renewal Plan has been prepared primarily to determine the extent of needs of the area, to establish individual project boundaries within the area, the timing of projects, and estimates of required Federal and local funds to carry out the Urban Renewal Projects. "Summary Report on Engineering Investigations" for Glen Oaks Project, Tex. R-70, dated 1964, and "Boggy Creek Study" for Capital City East General Neighborhood Renewal Plan, Tex. R-86, dated 1965, provided a general basis for delineation and planning of the two projects which make up the Capital City East G.N.R.P. area.

The General Neighborhood Renewal Plan for the Capital City East area of Austin has been based on the following objectives:

1. Provision of adequate land space for any activity including industrial, commercial, residential, recreational, or others as may be appropriate to the area.
2. Location of uses as closely as possible to supporting facilities consistent with the planning objectives for community improvement.
3. Elimination of blight to include removal of sub-standard structures or parts of structures.
4. Stimulation of new development by: assembling land into more manageable and useful parcels; providing needed improvements, streets, parking facilities, and utilities; enhancing the beauty of the area by landscaping; providing for public walks and hike-and-bike trails; and improving public facilities.

Introduction (continued)

5. Provision of adequate housing areas surrounded by community facilities and improvements as may be required to raise the living standards of all residents of the area.

GENERAL NEIGHBORHOOD RENEWAL PLAN
PROJECT TEX. R-86 (GN)

PREFACE

The plan for Project Tex. R-86 consists of the following items:

1. Front and back cover sheets, unnumbered.
2. Transmittal letter and title page, both unnumbered, identifying the Project.
3. Thirteen (13) pages, numbered i thru xiii, inclusive, setting forth Acknowledgements, Credits, Table of Contents, List of Maps, List of Illustrations, List of Tables, and Introduction. Included in these thirteen pages are four (4) pages of illustrations.
4. Twenty-seven (27) pages of material setting forth this General Neighborhood Renewal Plan, GN 201. In addition, there are eleven (11) pages of maps.
5. Eight (8) pages of Data Supplementing General Neighborhood Renewal Plan, GN 202. In addition, there are eleven (11) pages of maps.
6. One (1) page of evidence of approval of G.N.R.P. by the Planning Commission of the City of Austin as conforming to the general plan of locality as a whole, GN 203.
7. One (1) page setting forth the resolution of the Austin Urban Renewal Agency approving G.N.R.P., GN 211.
8. One (1) page setting forth the opinion of counsel for Austin Urban Renewal Agency respecting approval of G.N.R.P., GN 212.

GN-201 a. BOUNDARY DESCRIPTION:

That certain area known as the "Capitol City East General Neighborhood Renewal Plan Area", located in the City of Austin, County of Travis, State of Texas, generally described as follows and as shown on the Map No. 1:

BEGINNING at point of intersection of the north right-of-way line of East Seventh Street; with the west right-of-way line of Northwestern Avenue;

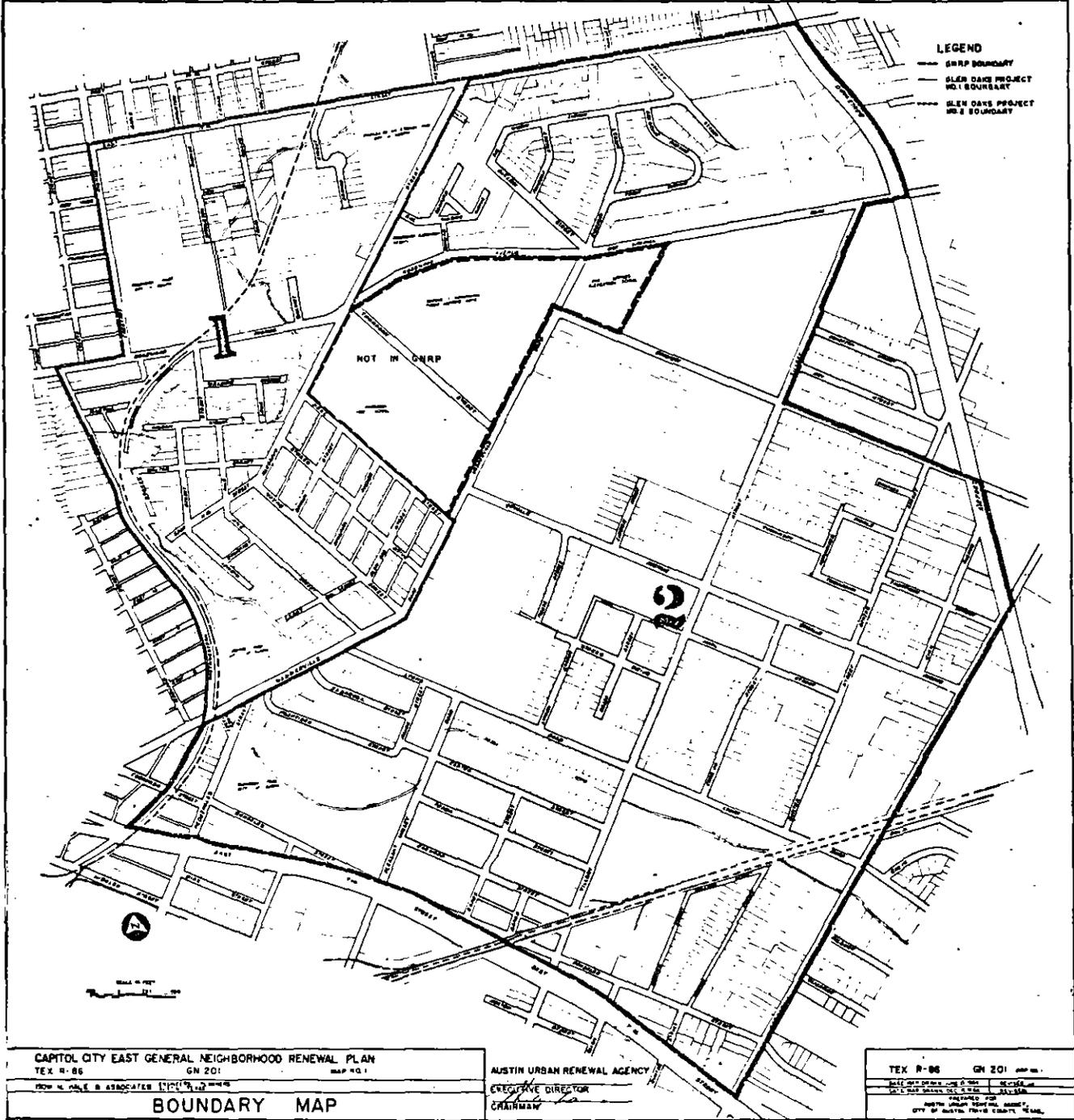
THENCE in a northerly direction with the west right-of-way line of Northwestern Avenue to its intersection with the north right-of-way line of Rosewood Avenue;

THENCE in an easterly direction with the north right-of-way line of Rosewood Avenue to its intersection with the west right-of-way line of Chestnut Avenue;

THENCE in a northerly direction with the west right-of-way line of Chestnut Avenue to its intersection with the north right-of-way line of East Twelfth Street;

THENCE in an easterly direction with the north right-of-way line of East Twelfth Street to its intersection with the east right-of-way line of Airport Boulevard;

THENCE in a southerly direction with the east right-of-way line of Airport Boulevard to its intersection with the south right-of-way line of Oak Springs Drive;



THENCE in a westerly direction with the south right-of-way line of Oak Springs Drive to its intersection with the east right-of-way line of Tillery Street;

THENCE in a southerly direction with east right-of-way line of Tillery Street to its intersection with the north right-of-way line of Goodwin Avenue;

THENCE in an easterly direction with the north right-of-way line of Goodwin Avenue to its intersection with the east right-of-way line of Airport Boulevard;

THENCE in a southerly direction with the east right-of-way line of Airport Boulevard to its intersection with the east right-of-way line of Springdale Road;

THENCE in a southerly direction with the east right-of-way line of Springdale Road to its intersection with the north right-of-way line of East Seventh Street;

THENCE in a westerly direction with the north right-of-way line of East Seventh Street to the place of BEGINNING.

Excluding an area described as follows:

BEGINNING at the intersection of the north right-of-way line of Neal Street and the west right-of-way line of Webberville Road;

THENCE in a northeasterly direction along the west right-of-way line of Webberville Road to the intersection of the north right-of-way line of Goodwin Avenue extended to the west right-of-way line of Webberville Road;

THENCE 500 feet in an easterly direction along the north right-of-way line of Goodwin Avenue to a point;

THENCE northeasterly 720 feet, more or less, to a point on the south right-of-way line of Rosewood Avenue 600 feet east of the intersection of Webberville Road and Rosewood Avenue;

THENCE in a southwesterly direction along the south right-of-way line of Rosewood Avenue extended to the intersection of the east right-of-way line of Hargrave Street;

THENCE south along the east right-of-way line of Hargrave Street to the intersection of the north right-of-way line to Neal Street;

THENCE in a southeasterly direction along the north right-of-way line of Neal Street to the intersection of Webberville Road to the point of BEGINNING.

GN 201 b. LAND USE PLAN:

1. Proposed Land Use:

Types of land uses proposed are shown on Map No. 2, Proposed Land Use, and the general description for each proposed land use is presented under "e" below.

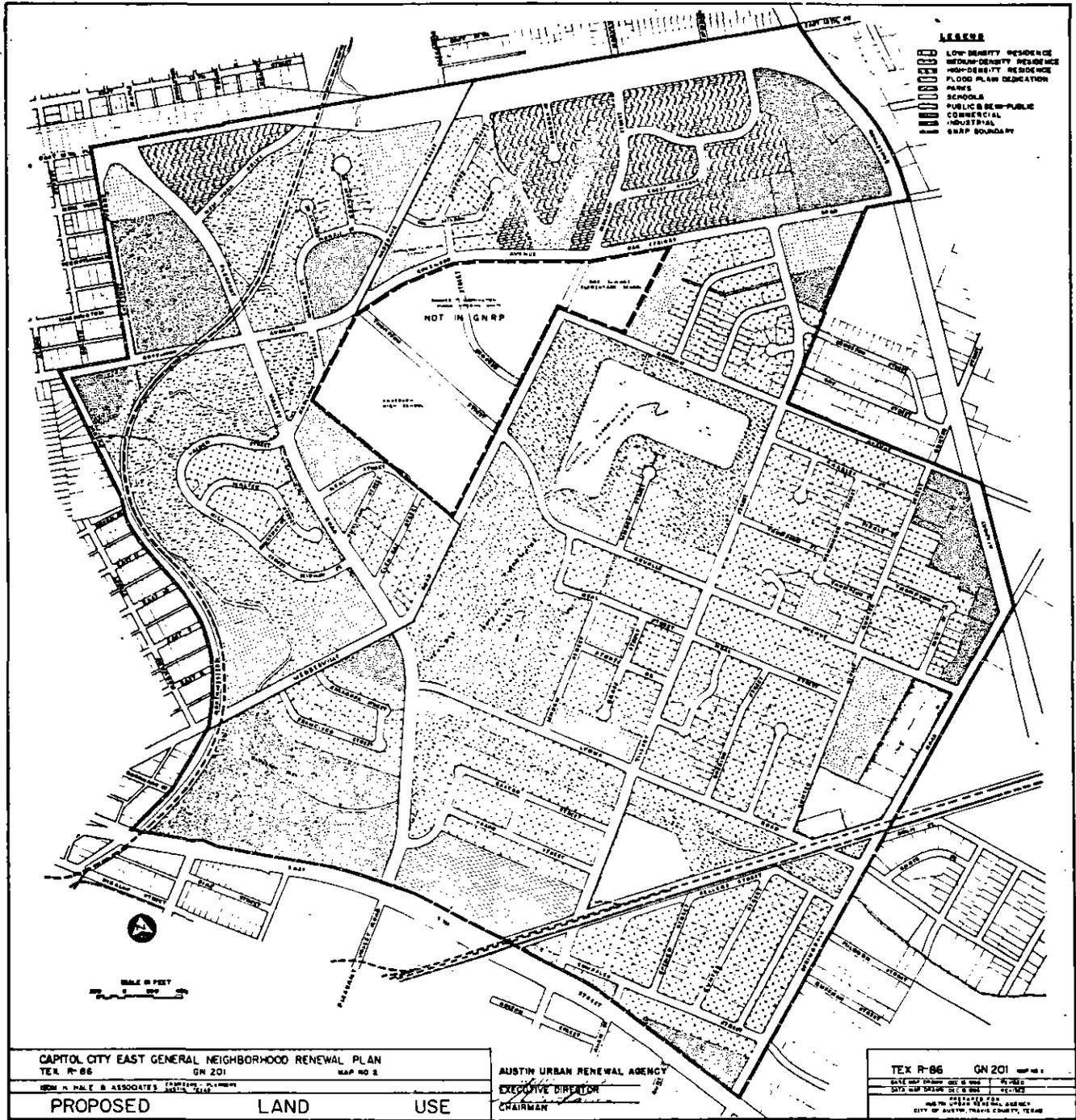
(a). Problems:

The G.N.R.P. Area is located in City of Austin Census Tracts 8 and 9 in a portion of the City known locally as East Austin. The relation of this area to the rest of the City is generally shown by Illustrations 1 to 4, inclusive. The boundary of the area is shown on Map No. 1.

The G.N.R.P. Area consists of built up areas with some open land. Approximately one-half of the land contains substandard residences, and approximately seventy-five per cent (75%) of all streets are either unimproved or in very bad condition. Ten per cent (10%) of the area contains public facilities (parks, schools, etc.). Boggy Creek traverses the west side of the area from the north at East Twelfth Street to the south at Zaragosa Park and again traverses the south side of the area from the west at Zaragosa Park to the

east at Springdale Road. The Texas and New Orleans Railroad right-of-way extends in a north-south direction through the west side of the area generally along Boggy Creek. Also the M.K.T. and Southern Pacific Railroad rights-of-way extend across the southeast corner of the area, from East Seventh Street on the south to Springdale Road on the east.

The G.N.R.P. Area lies in the Boggy Creek drainage basin in the general vicinity where the creek discharges from the uplands down to the original plain of the Colorado River. The Boggy Creek flood plain is constricted with numerous encroachments throughout the area. These encroachments have been carried out over a number of years long before the area was taken in by the City of



CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO 2

DEAN A. PALE & ASSOCIATES, INC. PLANNERS
 1000 W. WILSON ST. AUSTIN, TEXAS 78703

PROPOSED

LAND

USE

AUSTIN URBAN RENEWAL AGENCY
 EXECUTIVE DIRECTOR
 CHAIRMAN

TEX R-86 GN 201 MAP NO 2

DATE AND DRAWN BY: [blank] R-7883
 DATE AND DRAWN BY: [blank] R-7883
 DATE AND DRAWN BY: [blank] R-7883
 PREPARED FOR:
 THE CITY OF AUSTIN, TEXAS
 CITY OF AUSTIN, TEXAS COUNTY, TEXAS

Austin. They consist of roads and bridges, railroad embankments, structures and uncontrolled vegetation. Boggy Creek has always flooded along its flood plain where these encroachments are located and the encroachments have not substantially added to flooding. The problem of flooding originated in the fact that such structures, etc., were placed in areas already subject to flooding. Flooding along Boggy Creek occurs at most places downstream throughout the eastern part of the City of Austin all the way to the Colorado River. However, the extensive flooding occurs along Boggy Creek between 12th Street and Airport Boulevard within the G.N.R.P. Area. Due to the limited main channel capacity in this particular area, it has been considered desirable by the City of Austin to reduce the peak flood flow of Boggy Creek at the point where the creek reaches the flat original flood plain of the Colorado River. This occurs immediately below Webberville Road. These plans have been incorporated into the G.N.R.P.

Most of the existing housing units in the B.N.R. area fall in the lowest cost category in the City. The housing units located in the north, west, and south sections of the area are largely renter-occupied. Maintenance of many structures throughout the area has been neglected, and the pattern of lot development is chaotic. The area is covered with blight and blighting influences. Dense population exists in isolated spots where numerous rent shacks are located on individual parcels of land. Structures of all conditions exist throughout the area. There will be a well kept standard residential structure on one lot and on the lot next door there will be a dilapidated residence and outbuildings. There are numerous rehabilitable buildings which need improvements to bring them to standard.

(b). Basis of Plan:

The predominant planning concept for the land uses as developed was to provide residential housing with supporting facilities. The plan was based upon the condition that adequate housing within the area could be made available for any citizen who wished to remain in the area.

(c). Implementation:

The purpose of the plan can be carried out through the use of the following land use instrumentation:

- (1) Elimination of the problems caused by flooding in the G.N.R. Area by providing an adequate flood plain for flood waters to pass downstream without damaging any property and where necessary provide a ponding area to relieve Boggy Creek under flood conditions.
- (2) Organization of sufficient land area in each of the land use areas in the best possible arrangement for the neighborhood.
- (3) Provision of community facilities and public improvements necessary to support the proposed land uses.
- (4) Arrangement of vehicular traffic routes for increased effectiveness.
- (5) Provision of open space, "buffering" protection, and other environmental features which would enhance development and protect property values.
- (6) Provision of a variety of housing types to satisfy individual needs, especially in the low-to-medium income levels.

(d). Description of the Plan:

The land use plan is shown on Map No. 2. The following provides a description of certain features of the plan not readily conceived by a study

of the map.

- (1) The areas designated as flood plain dedication have been set aside to accommodate the flood waters from Boggy Creek and no private and limited public development is to take place in these areas. These areas will be kept clear of debris and underbrush. Most of the time it will be possible to use these areas for certain recreational purposes.
- (2) Hike-and-bike trails will be laid out through flood dedication areas and their proposed routes will make it possible to connect most schools, parks, and public facilities in the G.N.R. Area with surrounding residential areas.
- (3) The scattered, inadequate shopping facilities in the area will be replaced or supplemented by new shopping center areas.
- (4) Industrial areas have been greatly reduced and those to remain are to be buffered with fence and hedge screens and other facilities.
- (5) The land use plan is adopted basically for residential development, and all existing streets and other improvements have been retained to the fullest possible extent when consistent with the intended purpose of the plan in order to preserve the existing salvable homes in the area.

(e). General Uses to be Permitted:

The general uses to be permitted include the following. More detailed land use controls will be adopted during the planning of a specific project.

- (1) Low-Density Residential Areas (LDR): The low-density residential areas are designed to accommodate single-family dwellings with some duplex units.
- (2) Medium-Density Residential Areas (MDR): The medium-density residential areas are designed to accommodate three and four-unit apartment buildings with some duplexes.
- (3) High-Density Residential Areas (HDR): The high-density residential areas are designed to accommodate multiple unit apartment buildings up to a maximum of three stories in height.
- (4) Commercial Areas (CA): The commercial areas are designed for three major types of business: the office-studio-clinic type, the small neighborhood shopping center type, and the large district commercial center type. All three types are pro- in the G.N.R. Area, and the particular uses allowed in each will be set out in detail in the plan for each specific project.
- (5) Industrial Areas (IA): The industrial areas are designed for commercial and semi-industrial uses to include warehousing, railroads and manufacturing processes which are not obnoxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.
- (6) Public and Semi-Public Areas (PA): Public and semi-public uses may be allowed in any land use area as permitted in the zoning ordinance. The public and semi-public uses which will be allowed in each specific land use will be set out in detail in the plan for each specific project. The flood plain dedications (FPD) are limited land use areas. The uses will also be set out in detail in the plan for each specific project.

2. Population Densities:

In order to arrive at reasonable population density figures it is necessary to establish the development requirements which would result in such population densities. Such requirements are described in following paragraphs.

(a). Lot Area:

In the low-density residential areas, the recommended minimum lot area is 5,750 square feet for single family dwelling on interior lots and 6,900 square feet for corner lots, and 3,500 square feet per dwelling unit for duplexes. In the medium-density residential areas, the recommended minimum lot area is 3,500 square feet per dwelling unit for duplexes; 2,750 square feet per dwelling unit for 3-family dwellings; and 2,250 square feet per dwelling unit for four-family dwellings. In high-density residential areas, the recommended minimum lot area is 7,500 square feet for the first 5 units and 1,500 square feet for each additional unit.

(b). Dwelling Units:

It is difficult to specify a "typical" dwelling unit for each area. It is hoped that a variety of designs and sizes will be built to satisfy a wide range of needs. But using a "typical" lot of 120 feet by 60 feet, one would be able to get about four lots per usable acre, "usable acre" being an acre of land which includes the actual lot areas only. It does not include area of streets, easements, and other rights-of-way. The four lots per acre does assume, however, oddities of land due to topography and sizes of land parcels. The probable dwelling units per usable acre were calculated by taking the average of the minimum and maximum dwelling units which could be built thereon.

(c). Existing Neighborhood Characteristics:

It is estimated that there are approximately 1,500 household units in the Capital City East General Neighborhood Renewal Area, of which approximately 1,350 are occupied by families and 150 by single persons. Families are generally large; the average number of persons per dwelling unit over the entire area is 4.04.

(d). Anticipated Density:

The table below, TABLE NO. 1, shows the proposed population density in each of the general land use areas.

TABLE NO. 1
Proposed Population Densities in Each
Land Use Area

Area	Dwelling Units Per Usable Acre			Persons Per Dwelling Unit	Probable Population Per Acre
	Max.	Min.	Probable		
LDR	8	4	6	4	24
MDR	19	12	16	3	48
HDR	22	22	22	2.5	55

3. Building Coverage:

No land within the project area shall be used except for a purpose permitted in the classification in which it is located. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except for a use permitted in the classification in which it is located. The location and boundaries of the land use classifications are shown on the land use plan, Map No. 2.

The maximum building coverage proposed is 40 per cent of the lot area in low and medium residential districts and 40 per cent of the lot area in high density residential districts.

Building coverage in commercial and industrial land use areas shall be specifically proposed for specific future definite projects. It is anticipated that buildings in such areas will not occupy more than 45 per cent of the land areas.

More detailed building requirements for all areas will accompany future plans for each project.

4. Other Provisions as to Land Use to be Incorporated in Urban Renewal Plans For Specific Projects in order to Achieve Land Use Objectives:

- (a). Detailed provisions will accompany future project plans. The following general provisions should be used as a guide during the project planning.
- (b). Existing standard and rehabilitable structures shall remain wherever possible. If the location of such structure is not in the best interest of achieving the objectives of the plan (i.e., would not have proper access, or would not permit satisfactory redevelopment of the surrounding land), a reasonable attempt shall be made to relocate the structure to allow its continued use in the light of these objectives.
- (c). Off-street parking space requirements shall be provided in accordance with local codes and ordinances.
- (d). Off-street parking and loading facilities shall be provided by business, industrial and public establishments as specified by local codes and ordinances.
- (e). Every dwelling unit, or multiple unit development under a single ownership, shall abut on a public street.
- (f). Screenings of a type sufficient to adequately protect the abutting and adjacent residential property will be required for any and all public, semi-public, commercial and industrial areas to meet local requirements.
- (h). These provisions and others developed during project planning shall be duly recorded at the time of the adoption of the project plans and run for a period of thirty (30) years from the date of recording.

GN 201 c. COMMUNITY FACILITIES AND
PUBLIC IMPROVEMENTS:

The Proposed Community Facilities, Map No. 3, shows the location and size of existing and proposed schools, parks and playgrounds, churches, and other public and semi-public institutions in the G.N.R.P. Area. The Proposed Circulation, Map No. 4, shows the location and classification of existing and proposed expressways and public streets. Maps No. 5 through No. 10 show the main components of the proposed utility systems.

1. Community Facilities:

(a). Schools:

Public Schools in the G.N.R.P. Area are as follows:

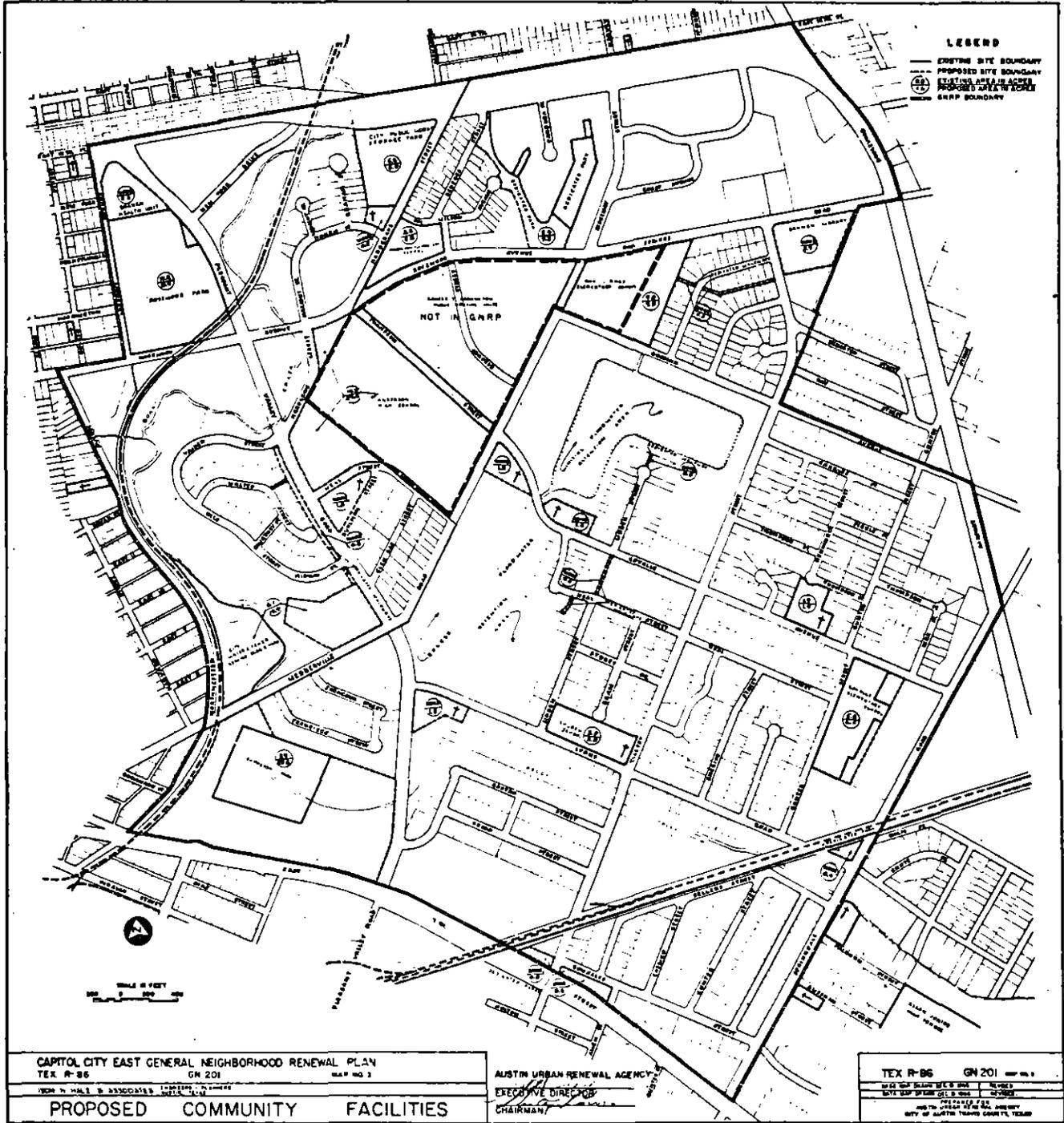
Rosewood Elementary School; and
Govalle Elementary School.

In addition, several schools contiguous to or near the G.N.R.P. Area are also shown on Map No. 3. These schools are as follows:

Oak Springs Elementary School;
Anderson High School; and
Allan Junior High School.

Johnson High School, Kealing Junior High School, and Blackshear Elementary School are not located on Map No. 3, since they are outside the limits of that map; however they do serve portions of the G.N.R.P. Area.

Most high school and junior high school students and many elementary school students attend these schools outside the Area. The Austin Independent School District Board of Trustees has not officially mentioned any plans for changes in the physical plant of any of these schools, although it is recommended that the following expansions be provided:



CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX. R-86 GN 201 MAP NO. 3

PROPOSED COMMUNITY FACILITIES

AUSTIN URBAN RENEWAL AGENCY
 EXECUTIVE DIRECTOR
 CHAIRMAN

TEX. R-86 GN 201
 MAP NO. 3
 CITY OF AUSTIN TRAVIS COUNTY, TEXAS

- (1). Small expansion (1.3 acres) on the east of Govalle Elementary School, as shown on Map No. 3, Proposed Community Facilities, for playground area.
- (2). Expansion on the south side of Anderson High School (5.3 acres) near football stadium as shown on Map No. 3, Proposed Community Facilities, for baseball field, buildings, or other use. Also included is a small area to be added to the school on the west due to the rerouting of Hargrave Street.

There is only one private or church school in the G.N.R.P. Area. This is the Daughters of St. Joseph School, a Catholic school for girls built in conjunction with St. Julia Church. It is located on Lyons Road at Tillery Street and is shown on Map No. 3. There are no expansions planned for this school.

(b). Parks, Playground, and Open Spaces:

Existing and proposed parks, playgrounds, and open spaces are shown on Map No. 3, Proposed Community Facilities.

(1) Existing Parks, Playgrounds, and Open Spaces:

Existing parks, Playgrounds, and open spaces in the G.N.R.P. Area are as follows:

Rosewood Park	-- 13.2 acres;
Zaragosa Park	-- 7.9 acres;
Oak Springs Elementary	
School Site	-- 5.5 acres (Part);
Govalle Elementary School	
Site	-- 5.2 acres;
Rosewood Elementary School	
Site	-- 2.8 acres.

Existing parks, playgrounds, and open spaces outside the G.N.R.P. Area but adjoining it are as follows:

Oak Springs Elementary School Site	-- 3.5 acres;
(Part)	
Anderson High School Playfield	
and Stadium	--19.2 acres;
Downs Field	-- 8.4 acres.

Allan Junior High School site is in the near vicinity, and many students in the G.N.R.P. Area attend it, and a portion of this site is shown on Map No. 3, Proposed Community Facilities.

Givens District Park, which is a 48-acre recreational facility to serve the East Austin area, is not shown on Map No.3, being outside its limits near the intersection of East 12th Street and Springdale Road, but it serves the residents of the G.N.R.P. Area.

(2) Proposed Parks, Playgrounds, and Open Space:

Due to the flood dedication of Boggy Creek, the new 90-foot street, and land uses proposed adjacent to them, the boundaries of both Rosewood

March 28, 1968

Park and Zaragosa Park are planned to be revised, increasing the size of Zaragosa Park, but Rosewood Park remains about the same size.

A "green-belt" type of hike-and-bike trail, running through the flood dedication of Boggy Creek is planned as a connection between Rosewood Park and Zaragosa Park. Walkway dedications and ponding area will connect this hike-and-bike trail to most schools and playgrounds in the Area.

The size of the playground at Govalle Elementary School is planned to be increased slightly for the ever-increasing enrollment of this school.

The increase in open space planned for Anderson High School and stadium is proposed for baseball field, building area, or some other use.

The proposed size of the parks, playgrounds, and open space in and adjoining the Area are as follows:

Hike-and-bike "green-belt"	--	Inside flood dedication;
Rosewood Park	--	13.4 acres;
Zaragosa Park	--	27.6 acres;
Rosewood Elementary School playground (Entire school site - 2.8 acres)	--	1.1 acres;
Govalle Elementary School playground (Entire School Site - 6.5 acres)	--	1.8 acres;
Oak Springs Elementary School playground (Entire school site - 9.0 acres)	--	2.8 acres;
Anderson High School Stadium and parking area (Entire school site - 24.6 acres)	--	4.9 acres;

(c). Other Cultural and Religious Facilities:

A branch library is under construction for this area at the Southwest corner of the intersection of Oak Springs Road and Tillery Street.

There are twelve churches in the G.N.R.P. Area, seven of which are in clearance areas. The existing church sites to remain in place and the proposed church sites are shown on Map No. 3, and the total acreage to be used for this purpose amounts to approximately 9.0 acres.

Rosewood Recreation Center in Rosewood Park has facilities for a well-rounded program of activities for all ages, including dancing, crafts, sports, clubs, drama groups, hillside theater, etc. This area also operates as a playground in the summer program. Doris Miller Auditorium is also located in the park. There is a swimming pool and two softball diamonds in Rosewood Park.

There is also a swimming pool and one baseball diamond in Zaragosa Park.

There is one baseball diamond at Downs Field which is just outside of the Area north of East 12th Street.

(d). City of Austin Facilities:

The City of Austin Water and Sewer Service Yard, located at Webberville Road and Northwestern Avenue, serves a large portion of the East Austin area.

Under this Plan, an expansion is proposed for this site along Webberville Road to the proposed Pleasant Valley Road which is to be used for the location of an office building for the Water and Sewer Department of the City of Austin. Both the existing and proposed areas will be screened sufficiently to protect adjoining property.

There are no fire stations in the G.N.R.P. Area, but one exists just east of Airport Boulevard outside of the Area. Also, there is a new station proposed just to the north of the G.N.R.P. Area.

2. Public Improvements:

(a). Highway and Street System:

The existing street pattern for the G.N.R.P. Area is shown on Map No. 12, Existing Land Use.

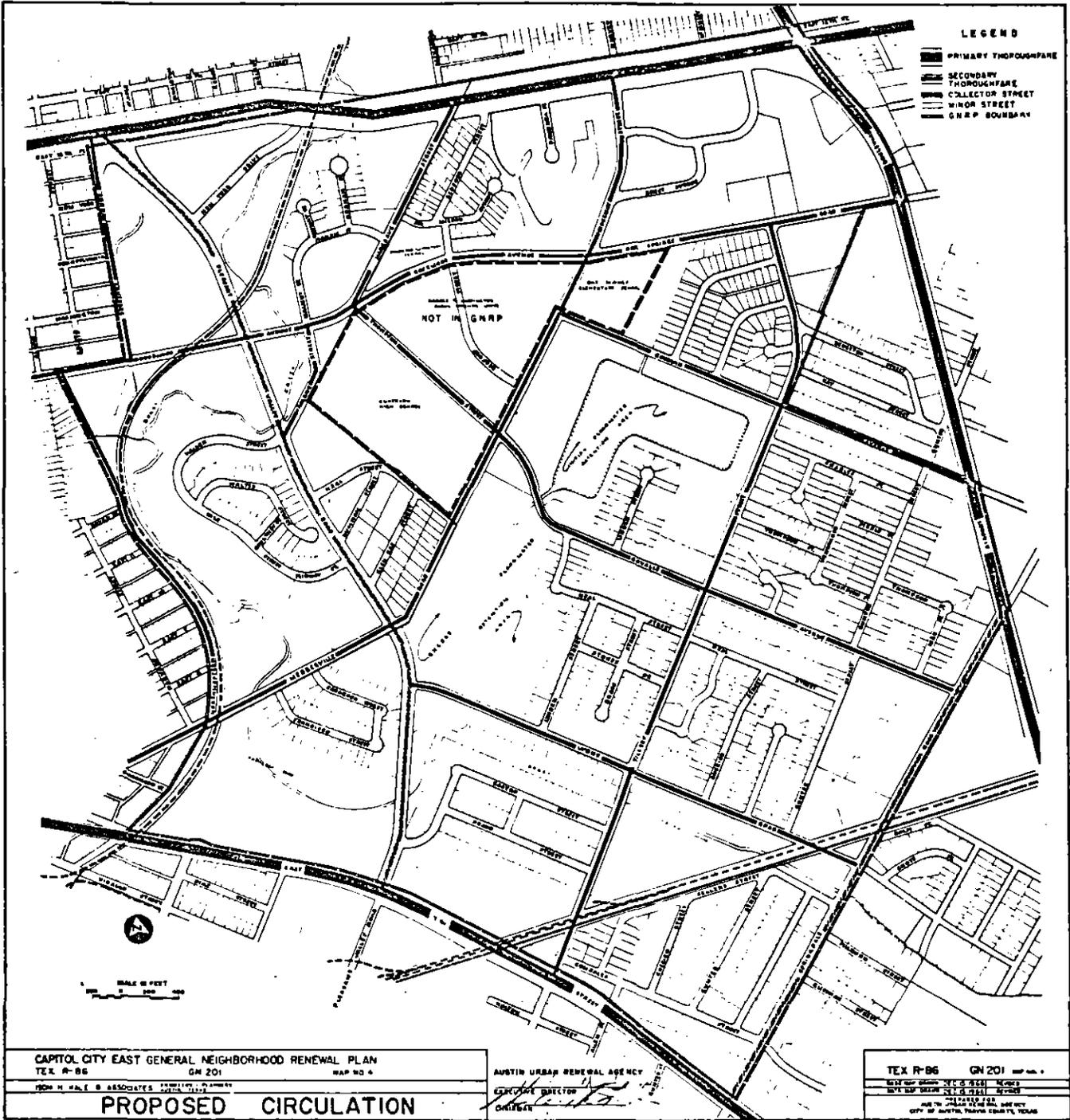
The existing streets do not function for the best transportation of people and goods to and from the area nor do they route non-area traffic around the residential areas. There are many "dead-end" streets and alleys. Many streets are of insufficient width. In some areas there are too many streets and alleys and in others not enough. Only a small percentage (20.7 per cent) of these streets and alleys meet the standards of the City of Austin. Map No. 22 shows the existing street conditions.

The existing major traffic generators which affect the area are the schools, the Booker T. Washington housing project, the other public facilities, and the industries located in and near the Area.

The proposed street pattern is designed to eliminate as many problems as possible and at the same time to provide a system to serve the area. This proposed street pattern is shown on Map No. 4, Proposed Circulation.

An expressway is proposed for East Twelfth Street in the Austin Urban Transportation Study. This study was developed by the City of Austin in cooperation with the Texas Highway Department.

A secondary thoroughfare is proposed from the 12th Street expressway south through the G.N.R.P. Area and over the Longhorn Dam to south Austin.



LEGEND

-  PRIMARY THOROUGHFARE
-  SECONDARY THOROUGHFARE
-  COLLECTOR STREET
-  MINOR STREET
-  GNRP BOUNDARY

CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GM 201 MAP NO. 4

JOHN H. HALE & ASSOCIATES, INC. PLANNERS
 1100 N. HALE ST. AUSTIN, TEXAS 78701

PROPOSED CIRCULATION

AUSTIN URBAN RENEWAL AGENCY

GENERAL DIRECTOR
[Signature]
 CHIEF PLAN

TEX R-86 GM 201 MAP NO. 4

APPROVED FOR THE CITY OF AUSTIN, TEXAS
 BY THE CITY ENGINEER
 CITY OF AUSTIN, TEXAS

The internal minor street system is developed to serve the newly-created parcels of land for their anticipated use, to route traffic around low-density neighborhoods and at the same time provide rapid entrance and exits to and from the Area, and to provide adequate access to all property in the Area.

(b). Utility Systems:

Existing utility systems in the Area are as follows:

The existing water distribution system is shown on Map No. 16.

The existing sanitary sewer system is shown on Map No. 17.

The existing electric distribution system is shown on Map No. 20.

The existing gas distribution system is shown on Map No. 21.

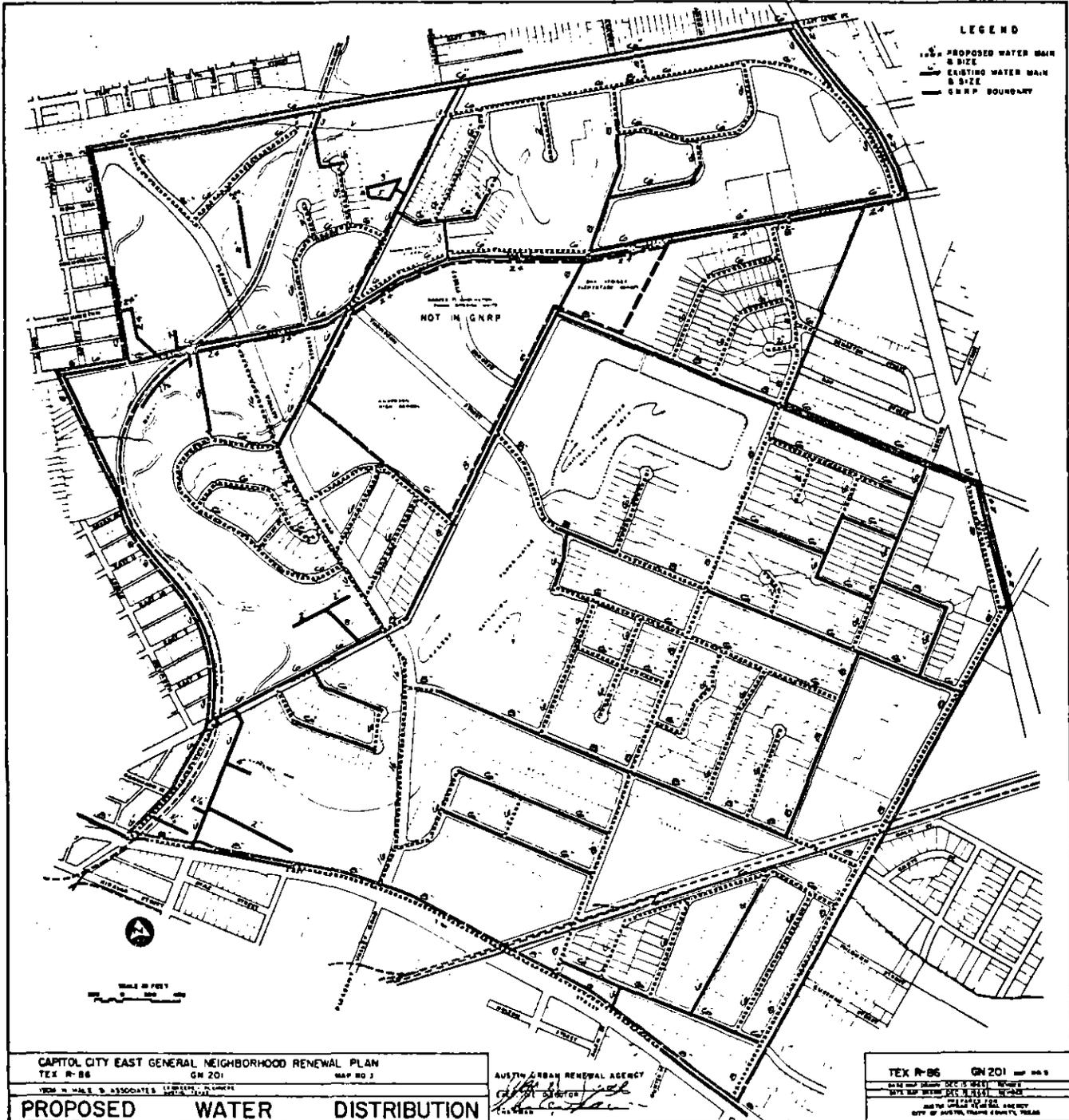
The existing telephone service system is shown on Map No. 19.

The existing storm sewer system is shown on Map No. 18.

Proposed improvements to the utility systems in the Area are described below:

(1) The proposed water distribution system is shown on Map No. 5. It will be necessary to remove some water mains, however, most of the work will be the construction of new lines to serve the new land uses and street pattern. Most of the existing large mains will remain in place. The clearance and flood dedication areas are where most water line removal work will be done and involve mainly small lines.

(2) The proposed sanitary sewer collection system is shown on Map No. 6. The scope of work required to modify the sanitary sewer system is about the same as for water, i.e., some of the system is to be removed or altered and most of the work to be the construction of new lines to fit new land uses and street patterns. The clearance and flood dedication areas are where most sanitary sewer line removal work will be done and that involves small lines.



LEGEND
 - - - - - PROPOSED WATER MAIN
 8" SIZE
 ——— EXISTING WATER MAIN
 8" SIZE
 ——— GNRP BOUNDARY

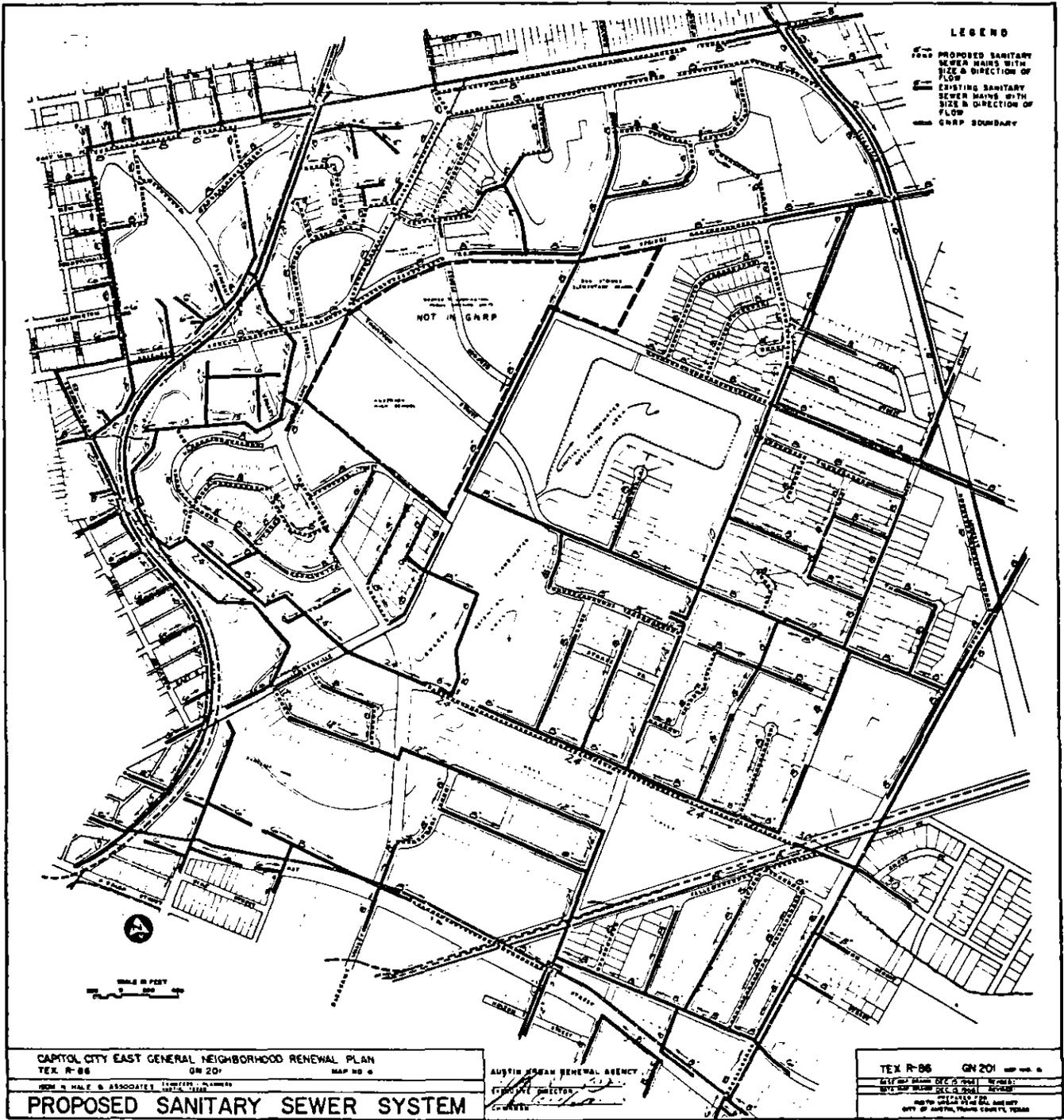
NOT IN GNRP



CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO. 3
 YOUNG & WALKER ASSOCIATES, L.P. ENGINEERS, ARCHITECTS
PROPOSED WATER DISTRIBUTION

AUSTIN URBAN RENEWAL AGENCY
[Signature]
 CITY ENGINEER

TEX R-86 GN 201 MAP NO. 3
 DATE MAP PREPARED: OCT 15, 1981
 DATE MAP REVISED: FEB 21, 1982
 SHEET NO. 101 OF 112 SHEETS
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX. R-86 GN 201 MAP NO. 4

PROPOSED SANITARY SEWER SYSTEM

AUSTIN NEIGHBORHOOD RENEWAL AGENCY
 ENGINEERING DIVISION
 ENGINEER

TEX. R-86 GN 201 MAP NO. 4
 DATE: 1966
 CITY OF AUSTIN, TEXAS

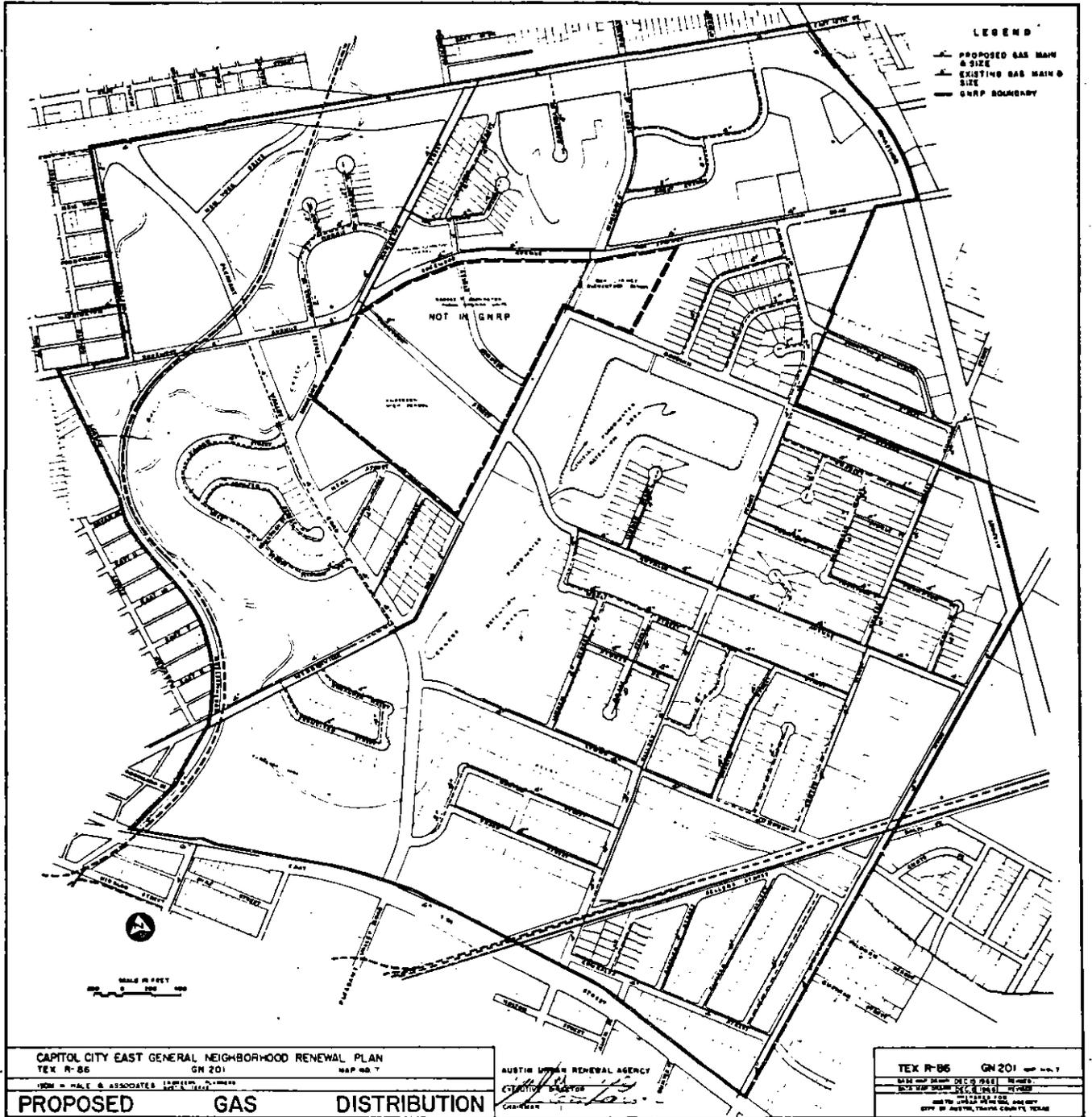
(3) The proposed gas distribution system is shown on Map No. 7. The changing of alignment of several streets containing gas mains is recommended in the Plan.

(4) The proposed electric distribution system is shown on Map No. 8. Several important additions must be made to the electric distribution system, mainly due to proposed underground electric and telephone lines, street realignments and land use changes. Several existing main lines should remain in easements for economy. Certain other easements will be required as shown on the specific plans for each project.

(5) The proposed telephone network system is shown on Map No. 9. Certain easements will be required, as shown on the plan. Existing telephone network lines will be realigned as needed and new lines will be constructed in conjunction with the electric system as much as possible.

(6) The proposed storm sewer system is shown on Map No. 10. The flood plain dedications are proposed in order to control the flood water from Boggy Creek and to keep the proposed developments and existing developments to remain free of this flood water. In addition to the flood plain dedications, this storm sewer system is designed to drain the storm water out of the Area, into Boggy Creek, or into the flood plain dedications.

The City of Austin should maintain the flood plain dedications in such a manner as to eliminate conditions which are potential disease and fire hazards. This maintenance will include mowing, spraying, tree work, landscaping, and trail and walk construction work as necessary to eliminate unsafe conditions and to give these areas a pleasing appearance.



LEGEND
 — PROPOSED GAS MAIN & SIZE
 - - - EXISTING GAS MAIN & SIZE
 — GNRP BOUNDARY

NOT IN GNRP

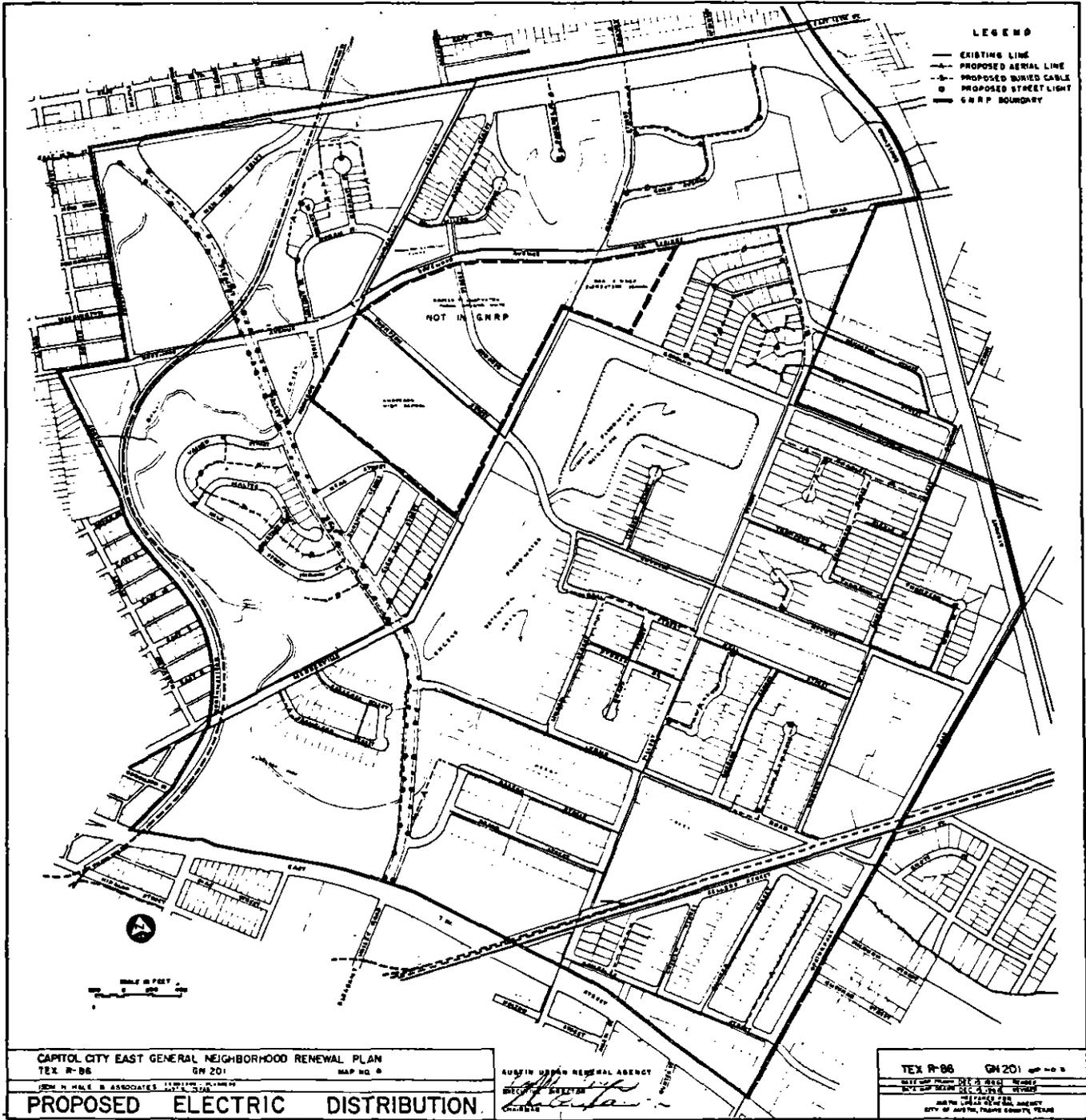


CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO. 7

PROPOSED GAS DISTRIBUTION

AUSTIN URBAN RENEWAL AGENCY
 CITY ENGINEER
[Signature]
 CHAIRMAN

TEX R-86 GN 201 MAP NO. 7
 DATE MAP DRAWN DEC 9 1988
 DATE MAP REVISION DEC 8 1989
 CITY OF AUSTIN, TEXAS COUNTY, TEXAS



LEGEND

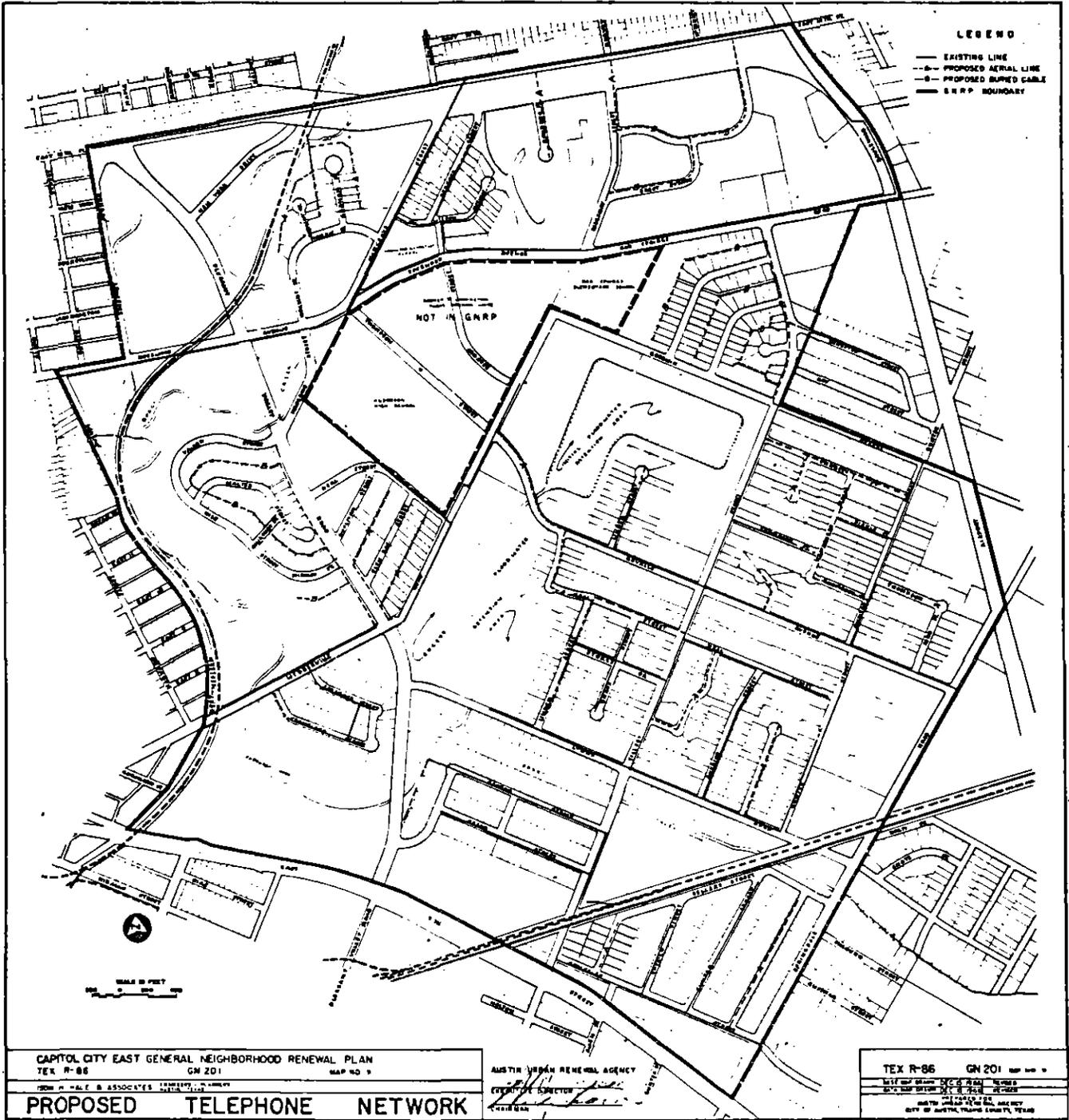
- EXISTING LINE
- - - PROPOSED AERIAL LINE
- x - PROPOSED BURIED CABLE
- ⊗ PROPOSED STREET LIGHT
- ▬ G.N.R.P. BOUNDARY

CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO. 6

PROPOSED ELECTRIC DISTRIBUTION.

AUSTIN URBAN RENEWAL AGENCY
 [Signature]

TEX R-86 GN 201
 CITY OF AUSTIN, TEXAS
 DIVISION OF PLANNING AND DEVELOPMENT
 AND THE CITY ENGINEER, AUSTIN
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO. 3

WALK & ASSOCIATES, INC.

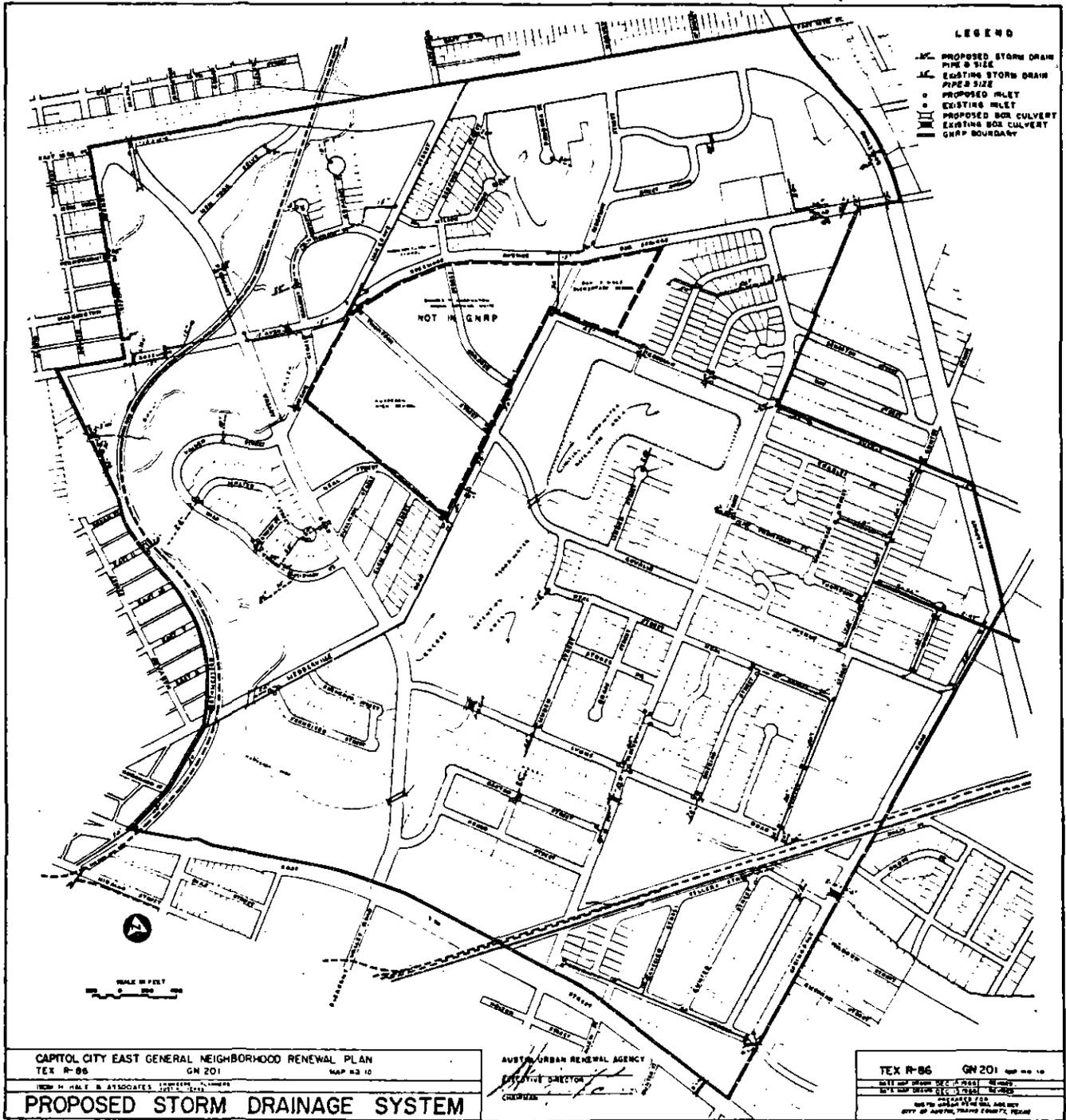
PROPOSED TELEPHONE NETWORK

AUSTIN URBAN RENEWAL AGENCY

EXECUTIVE DIRECTOR

TEX R-86 GN 201

MAY 1986
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- PROPOSED STORM DRAIN PIPE & SIZE
- EXISTING STORM DRAIN PIPE & SIZE
- - - PROPOSED INLET
- • EXISTING INLET
- ▨ PROPOSED BOX CULVERT
- ▨ EXISTING BOX CULVERT
- - - GNRP BOUNDARY



SCALE IN FEET
0 100 200

CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
TEX R-86 GN 201 MAP NO. 10

PROPOSED STORM DRAINAGE SYSTEM

AUSTIN URBAN RENEWAL AGENCY
EXECUTIVE DIRECTOR
CHIEF ENGINEER

TEX R-86 GN 201 MAP NO. 10
DATE AND DRAWN DEC 14 1966
BY: [Signature] [Title]
CHECKED BY: [Signature] [Title]
APP'D BY: [Signature] [Title]
CITY OF AUSTIN, TEXAS ENGINEERING DEPARTMENT

GN 201 d. CLEARANCE AND REDEVELOPMENT

The parts of the G.N.R.P. Area in which the contemplated urban renewal action is clearance and redevelopment are shown on Map No. 11, Clearance and Redevelopment Areas, as obtained from a "windshield" survey of the structures.

The three classifications of land which will require redevelopment are:

Existing Dilapidated Properties:

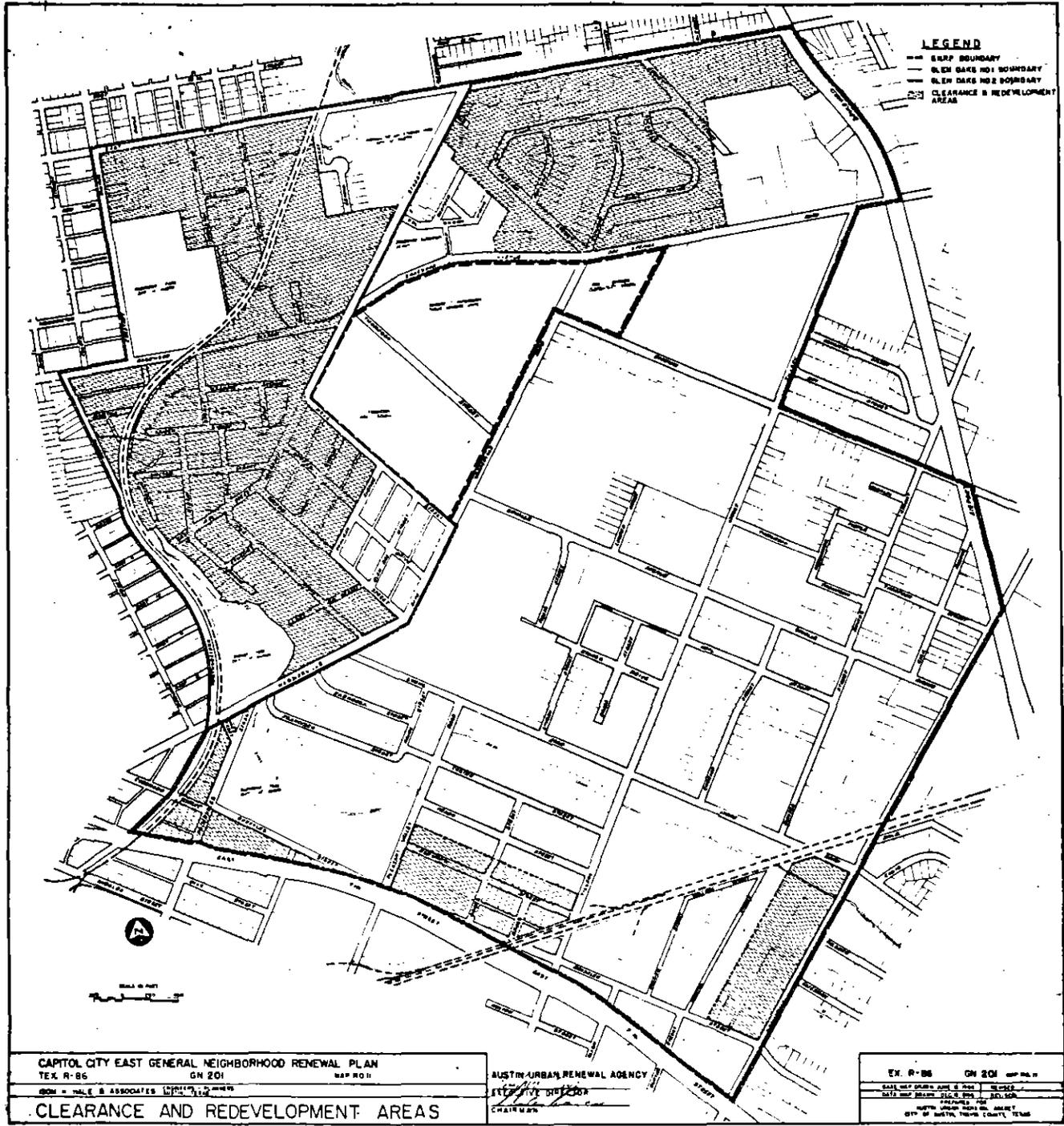
This category represents the highest priority for clearance and includes all properties which are now substandard with no possibility for rehabilitation. Detailed structural surveys made during the planning for each project will record specific properties in this classification based upon criteria setting out the degree of deficiencies to require clearance.

Clearance Warranted to Remove Other Bighting Influences:

This category includes properties with excessive crowding of structures, without proper access when the plan is implemented, and with structures which would impede the satisfactory redevelopment of an area.

Properties Non-Conforming with Proposed Land Use:

This category includes standard, rehabilitable, and sub-standard properties in areas with planned land uses different from those for which the property is now used.



LEGEND
 --- GNRP BOUNDARY
 — OLEN DARS NO.1 BOUNDARY
 — OLEN DARS NO.2 BOUNDARY
 [Cross-hatched] CLEARANCE & REDEVELOPMENT AREAS

CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 201 MAP NO. 11
 BOON & HALE & ASSOCIATES
CLEARANCE AND REDEVELOPMENT AREAS

AUSTIN URBAN RENEWAL AGENCY
 CITY ENGINEER
 CHAIRMAN

EX. R-86 GN 201 MAP NO. 11
 DATE: MAY 1968
 CITY OF AUSTIN, TEXAS
 PREPARED FOR: AUSTIN URBAN RENEWAL AGENCY
 CITY OF AUSTIN, TEXAS

GN 201 e. PROPERTY REHABILITATION PROVISIONS1. Purpose and Intent

Property Rehabilitation Provisions for individual properties in urban renewal projects in the G.N.R.P. Area shall provide minimum design and construction requirements to be met by all properties in such projects. Detailed provisions will accompany the plan for each project.

All substandard structures in urban renewal projects in the G.N.R.P. Area not acquired and cleared shall be brought up to minimum design and construction standards in order to extend the long-term useful life of those properties to which it is economically feasible and practical to make the necessary repairs.

The standards and controls to be written for each project shall conform to the existing codes and ordinances of the City of Austin, Texas, to include the Zoning Ordinance; Subdivision Ordinance; Minimum Housing Code; and Fire, Electrical, Plumbing, and Building Codes; and to the minimum standards for F.H.A. insured mortgage loans.

2. Property Rehabilitation Requirements:(a). General:

All properties requiring rehabilitation are to be improved to and maintained in a condition to conform with health, social, economic and esthetic requirements.

(b). Site Criteria:

(1) The use of individual sites and structures shall be appropriate to the neighborhood and shall not have characteristics which will induce or perpetuate neighborhood blight.

(2) Activities within residential areas must not produce noise, odors, air pollution, glare, heat, vibration, dirt, etc., to any extent which would be detrimental to health, safety, and general welfare of the neighborhood.

(3) Public facilities shall be kept at a level of maintenance that will insure an esthetically satisfying appearance.

(4) Sufficient screenings should be placed around public, commercial, and industrial properties as necessary to protect residential sections in the Area.

(c). Minimum Structural Criteria:

(1) All rooms shall have adequate natural lighting and ventilation.

(2) Provisions shall be made to insure against overcrowding of dwellings and land.

(3) Adequate heating, plumbing, and electrical facilities must be provided.

GN 201 f. TITLE I PROJECTS - SEQUENCE AND TIMING

The proposed boundaries of anticipated projects are shown on Map No. 1, Boundary Map. Project 1, officially designated "Glen Oaks Project" is now completed planned and approved by all local official bodies. An application is pending for loan and grant funds and execution of the project will commence as soon as such funds are available. For convenience, herein, the second project covering all the remainder of the G.N.R.P. Area is called Glen Oaks Project No. 2. This designation is not official and will probably change.

The proposed sequence and timing for the two anticipated urban renewal projects are shown in the following Table 2:

TABLE 2

RECOMMENDED PROGRAMMING OF TITLE I PROJECTS

PROJECT	YEAR									
	1966	1967	1968	1969	1970	1971	1972	1973	1974	
Glen Oaks Project No. 1	<u>PLANNING</u>			<u>EXECUTION</u>						
Glen Oaks Project No. 2			<u>PLAN-</u>		<u>ING EXECUTION</u>					

GN-202 a. ANTICIPATED MARKET ABSORPTION CAPACITY FOR CLEARED LAND:

February 3, 1967

Mr. Leon Lurie
Urban Renewal Agency
Austin, Texas

Re: GNRFP - Glen Oaks, Austin, Texas

Dear Mr. Lurie:

At your request I have considered the tentative uses of the land in the GNRFP area for the purpose of forming an opinion as to the feasibility of the plan.

The general types of land uses recommended seem to be in line with the recommendations in the Glen Oaks Marketability Study except the amount of land

March 28, 1968

recommended for high density residential use seems to be more than the market would justify. The greatest demand in the market is for single family residences in this area. I would recommend a reduction in the land designated for multi-family use and increase the area designated for low density residential use.

The recommendations in the Marketability Study will not apply altogether to the general neighborhood redevelopment as the Glen Oaks Project in itself will change the character of the neighborhood. The single family residential sites in the general area should be more desirable for lower priced dwellings while the residential subdivision within the Glen Oaks Project has been recommended for medium to better quality homes. For this reason the area surrounding the project should not compete with the sale of single family building sites within the project itself. If the single family sites in the neighborhood area are considered for low priced dwellings - say generally below \$10,000, there should be adequate demand and the market should absorb at least one hundred sites per year. At this rate it is my opinion that the market would absorb even more single family sites than has been recommended.

I concur with the preliminary plan as to the areas recommended for parks, schools and public use. I also concur with the amount of land recommended for commercial use, however, any recommendation as to the location of these commercial sites would depend upon a more detailed study of the area. The absorption of the commercial sites should be much slower. It would probably be more desirable to withhold the sale of commercial sites until the sale of commercial sites until the sale of residential sites is well under way.

I suggest that more land should be designated for churches and institutional use. These uses could be made a part of the area designated for residential use.

Sincerely yours,
S/ Harold Legge

GN 202 b. FEDERAL GRANT AND LOCAL
GRANT-IN-AID REQUIREMENTS

The following TABLE NO. 3 presents an estimate of federal grant and local grant-in-aid requirements to finance the completion of each of the two projects which make up the total G.N.R.P. Area:

TABLE NO. 3

Estimate of Costs and Financing for Projects

Description		Glen Oaks No. 1	Glen Oaks No. 2
Project Expenditures	\$	3,816,860	7,598,377
Non-Cash Local Grants-in-aid		1,370,860	1,800,000*
Gross Project Cost		5,187,720	9,398,377
Total Proceeds from Land Sales		651,720	2,233,791
Net Project Cost		4,536,000	7,164,586

Table No. 3 (cont.)

Description	Glen Oaks	
	No. 1	No. 2
Total Local Grants-in-Aid Required	\$ 1,512,000	2,388,195
Total Project Federal Grant Required	3,024,000	4,776,391
Federal Relocation and Rehabilitation Grants	317,300	380,000
Total Federal Capital Grant Required	3,341,300	5,156,391

* Total of items 3-9 in Table No. 4

GN 202 c. PRELIMINARY RELOCATION PLAN

The relocation requirements and resources needed to execute the first project within the Capital City East General Neighborhood Renewal Area have been thoroughly analyzed by Code R 223 (Relocation Report) for the Final Project Report of the Application for Glen Oaks Urban Renewal Project, Tex. R-70. We will therefore devote our attention here to the requirements and resources for the second and final project within the Capital City East General Neighborhood Renewal Area.

Preliminary analysis indicates that 534 families are to be relocated, of which 281 are non-white and 253 are white. Of the 281 non-white families to be relocated, 69 are estimated to be owner-occupants and 212 are estimated to be renters. Of the 253 white families to be relocated, 228 are estimated to be owner-occupants and 25 are estimated to be renters.

Based upon family size indicated in the 1960 census and 1965 revisions or updating by the Austin Urban Renewal Agency, bedroom requirements should be as indicated in the following table:

	<u>White</u>			<u>Non-White</u>		
	<u>1 BRM</u>	<u>2 BRM</u>	<u>3 or more BRM</u>	<u>1 BRM</u>	<u>2 BRM</u>	<u>3 or more BRM</u>
Owner	<u>47</u>	<u>74</u>	<u>107</u>	<u>27</u>	<u>20</u>	<u>22</u>
Renter	<u>5</u>	<u>8</u>	<u>12</u>	<u>85</u>	<u>61</u>	<u>66</u>
	52	82	119	112	81	88

Based upon the same sources as our estimates of family size, income can be illustrated in the following table:

	<u>White</u>	<u>Non-White</u>
Less than \$3,000	81	163
\$3,000 to \$5,000	104	76
\$5,000 and over	68	42
Total	253	281

From this data, we can come to the following conclusions as to relocation requirements:

	<u>Sales Housing</u>		<u>Rental Housing</u>	
	<u>White</u>	<u>Non-White</u>	<u>White</u>	<u>Non-White</u>
1 Bedroom	47	27	5	85
2 Bedrooms	74	20	8	61
3 Bedrooms	107	22	12	66
Total	<u>228</u>	<u>69</u>	<u>25</u>	<u>212</u>

Based upon income data, rental housing requirements will be for 237 rental units renting for less than \$50 per month and sales housing requirements will be for 180 dwelling units priced from \$7,500 to \$12,500 and 110 dwelling units priced at \$12,500 or over.

Resources to meet these requirements are to be developed within the boundaries of this second project. Based upon the General Neighborhood Renewal Plan, the following resources will be developed solely within the second and final project:

Low Density Residential	418
Medium Density Residential	202
High Density Residential	<u>692</u>
Total Dwellings	<u>1,312</u>

The low density residential lots should be developed with dwellings that will sell for an average of \$8,000 to \$10,000 to include both improvements and land. The Medium Density residential units and the High Density residential units will include 221d3 or rent supplement and privately built units to meet the needs of medium and low cost rental housing. The distribution of these units by bedroom size will recognize relocation requirements.

By matching requirements to resources, we can show the following results:

	<u>Requirement</u>	<u>Resource</u>
Sales	297	418
Rental	<u>237</u>	<u>500</u>
	<u>534</u>	<u>918</u>

In conclusion, our preliminary analysis of relocation requirements and resources indicates that, through the proper use of timing, relocation resources will be more than adequate to meet the relocation requirements for the second project within the Capital City East General Neighborhood Renewal Area.

* Although we anticipate the development of 894 rental units, only 500 of these units should be considered a relocation resource for the residents of the area.

GN 202 d. ACTIONS REQUIRED BY LOCAL
GOVERNING AGENCIES:

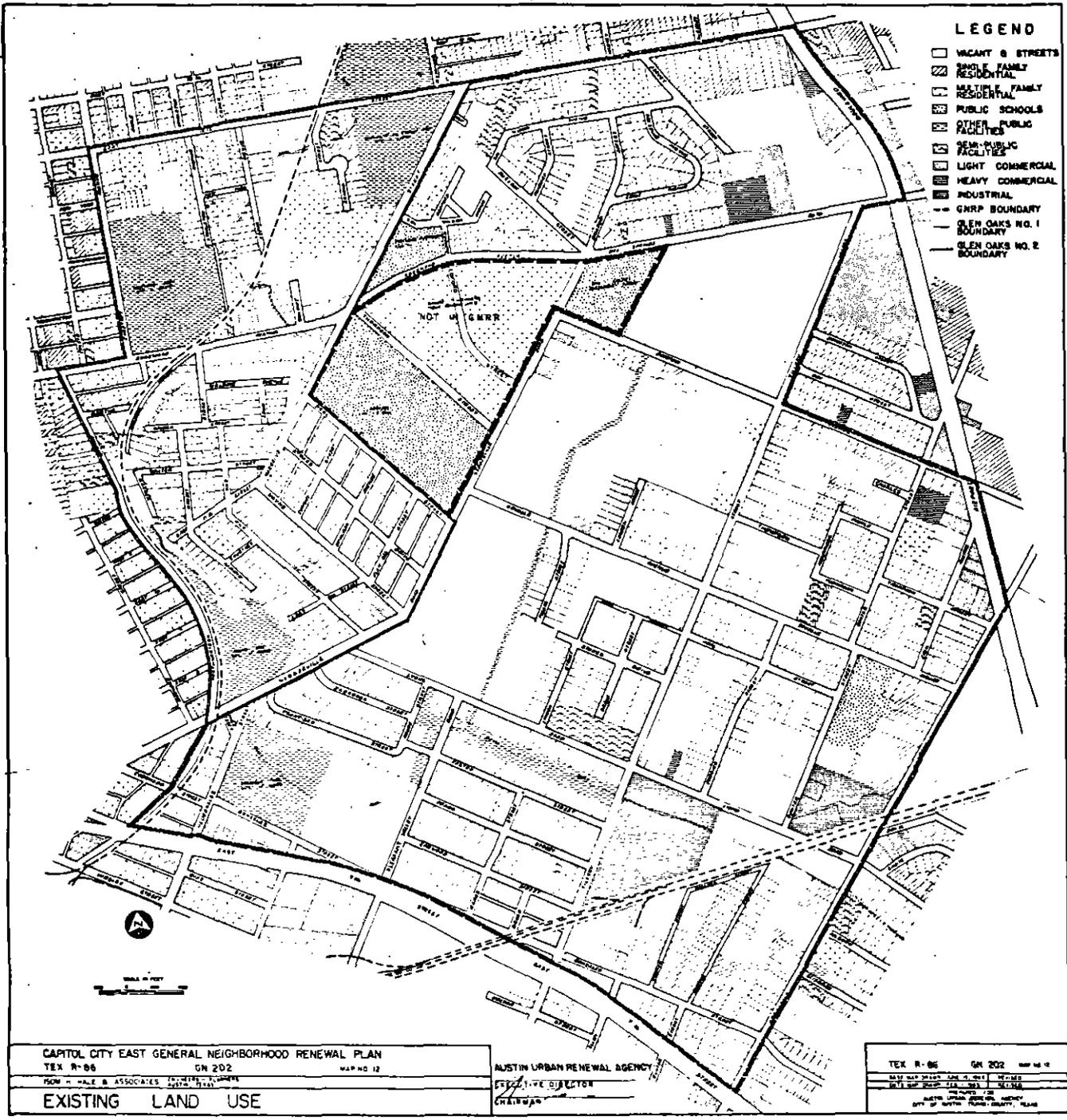
1. Zoning Changes:

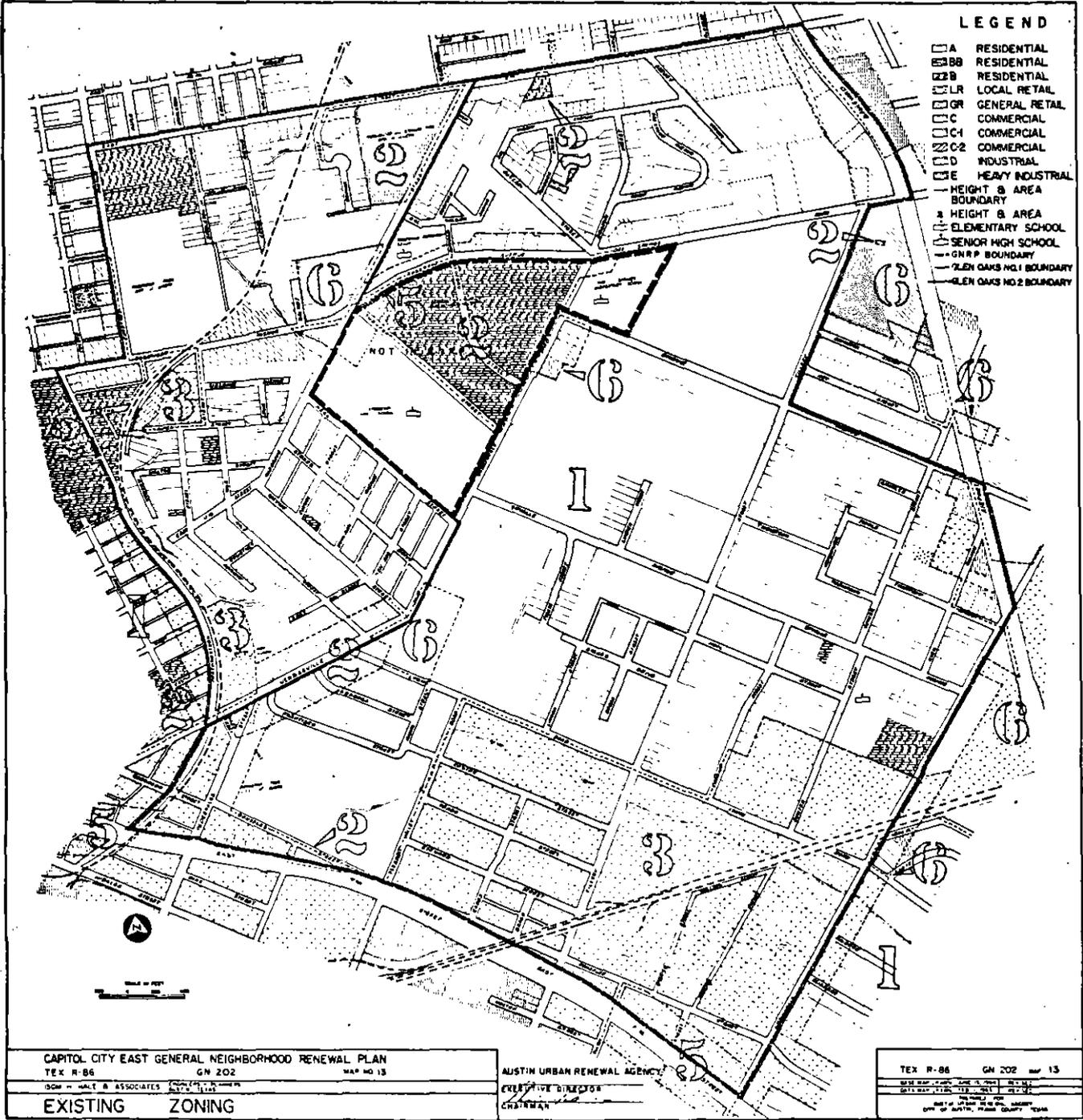
The existing land uses in and adjacent to the G.N.R.P. Zrea are generally as shown on Map No. 12. This map shows actual uses being made of the land rather than existing zoning coverage of the land. For instance, multi-family residential is indicated for many areas zoned for single-family residences.

The existing zoning is shown on Map No. 13. The proposed zoning is shown on Map No. 14. A comparison of these maps show that the proposed land uses will be well protected from encroachments and from each other. The zoning changes throughout can be classed as major changes since most of the Area is affected in one way or another.

2. Modifications of Codes and Regulations:

There will be some requirements for modification of City Codes; however, such modifications will be very limited. Allowances will be necessary to permit variances in building setback lines in certain areas where some existing buildings do not conform with the Code, but where the buildings can be rehabilitated or conserved in such a manner that they do not detract from the neighborhood. Certain changes will be required in connection with the adopted City Master Plan to the extent that the Master Plan will be brought up to date in this Area by the adoption of this G.N.R.P.





- LEGEND**
- A RESIDENTIAL
 - ▨ BB RESIDENTIAL
 - ▨ B RESIDENTIAL
 - ▨ LR LOCAL RETAIL
 - ▨ GR GENERAL RETAIL
 - ▨ C COMMERCIAL
 - ▨ C-1 COMMERCIAL
 - ▨ C-2 COMMERCIAL
 - ▨ D INDUSTRIAL
 - ▨ E HEAVY INDUSTRIAL
 - HEIGHT & AREA BOUNDARY
 - ⊠ HEIGHT & AREA BOUNDARY
 - ⊠ ELEMENTARY SCHOOL
 - ⊠ SENIOR HIGH SCHOOL
 - - - GNR P BOUNDARY
 - - - ZEN OAKS NO. 1 BOUNDARY
 - - - ZEN OAKS NO. 2 BOUNDARY

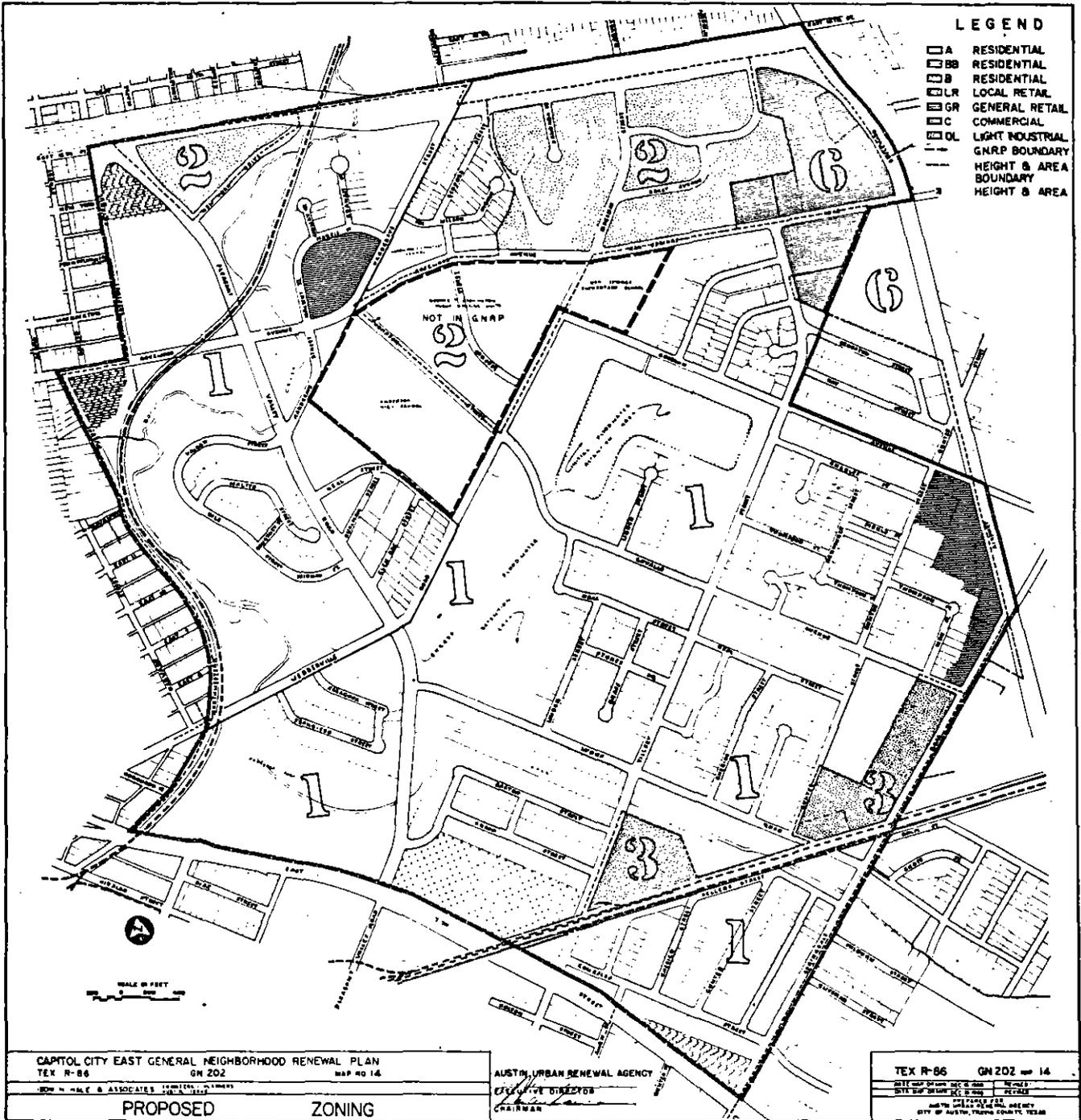
CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 202 MAP NO 13

EXISTING ZONING

AUSTIN URBAN RENEWAL AGENCY
 EXECUTIVE DIRECTOR
 CHAIRMAN

TEX R-86 GN 202 MAP 13

DATE MAP ADDED TO FILE 11/1/86
 DATE MAP ADDED TO FILE 11/1/86
 DATE MAP ADDED TO FILE 11/1/86

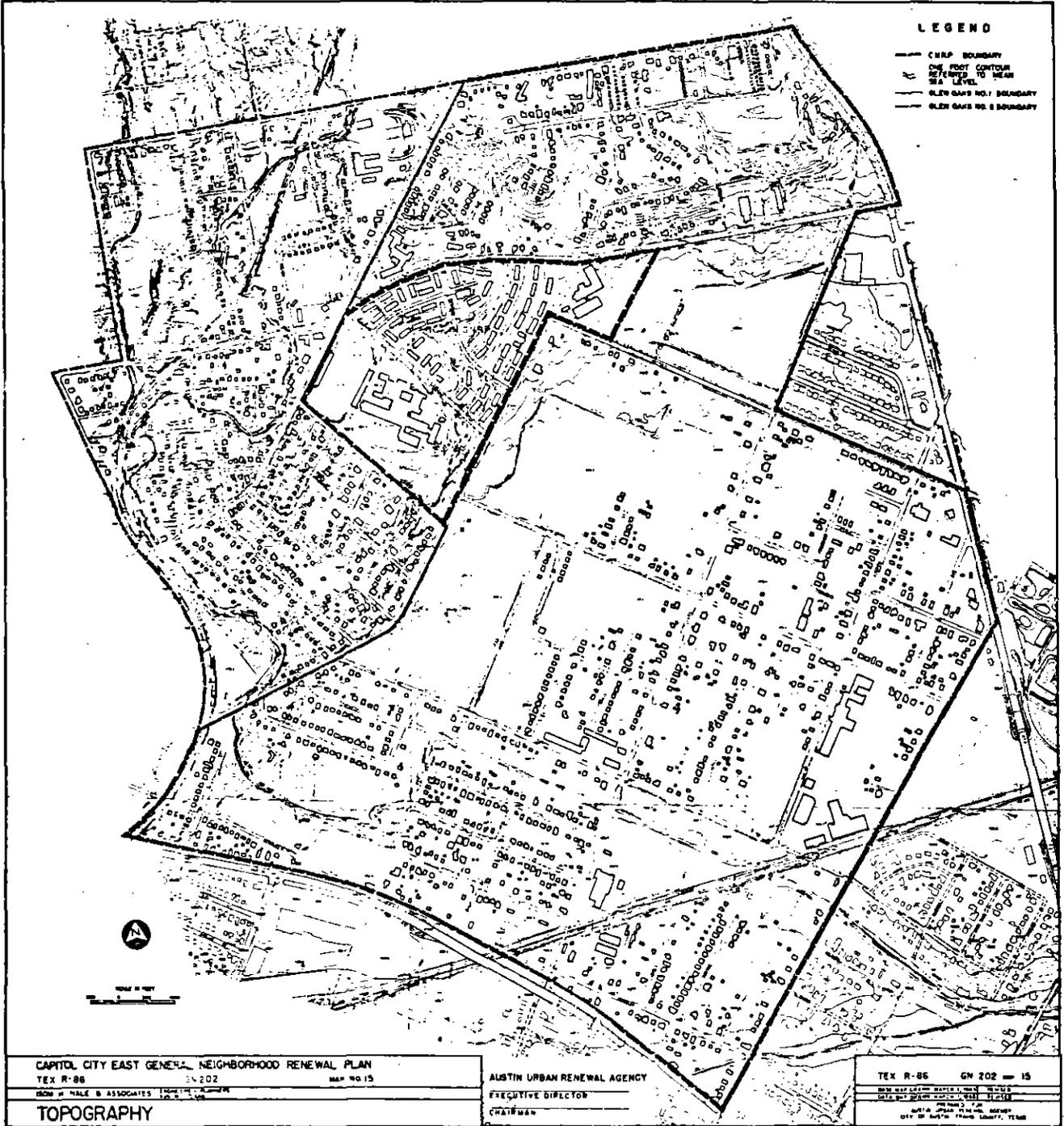


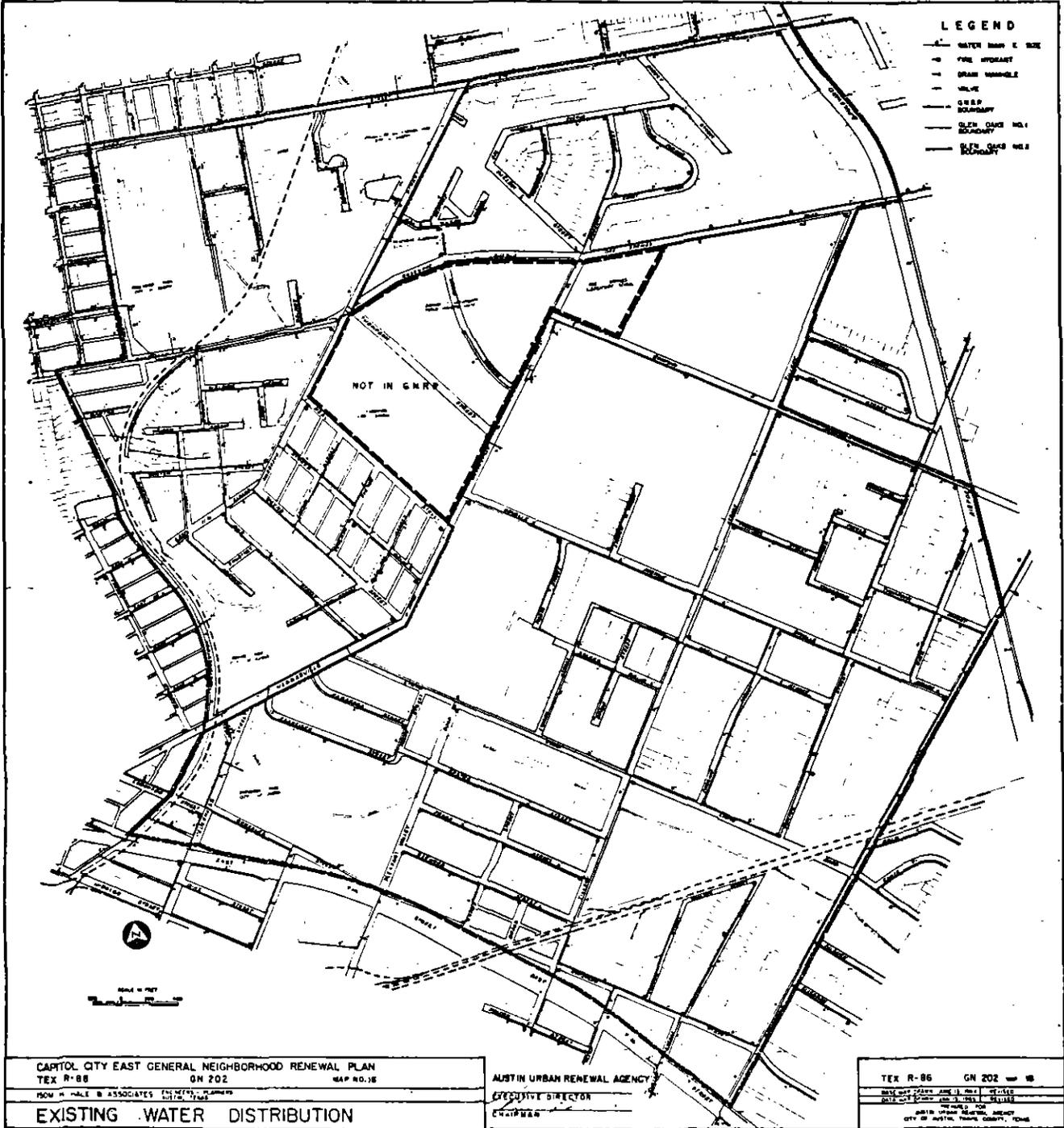
3. Estimated Cost and Scheduling of Community Facilities and Public Improvements:

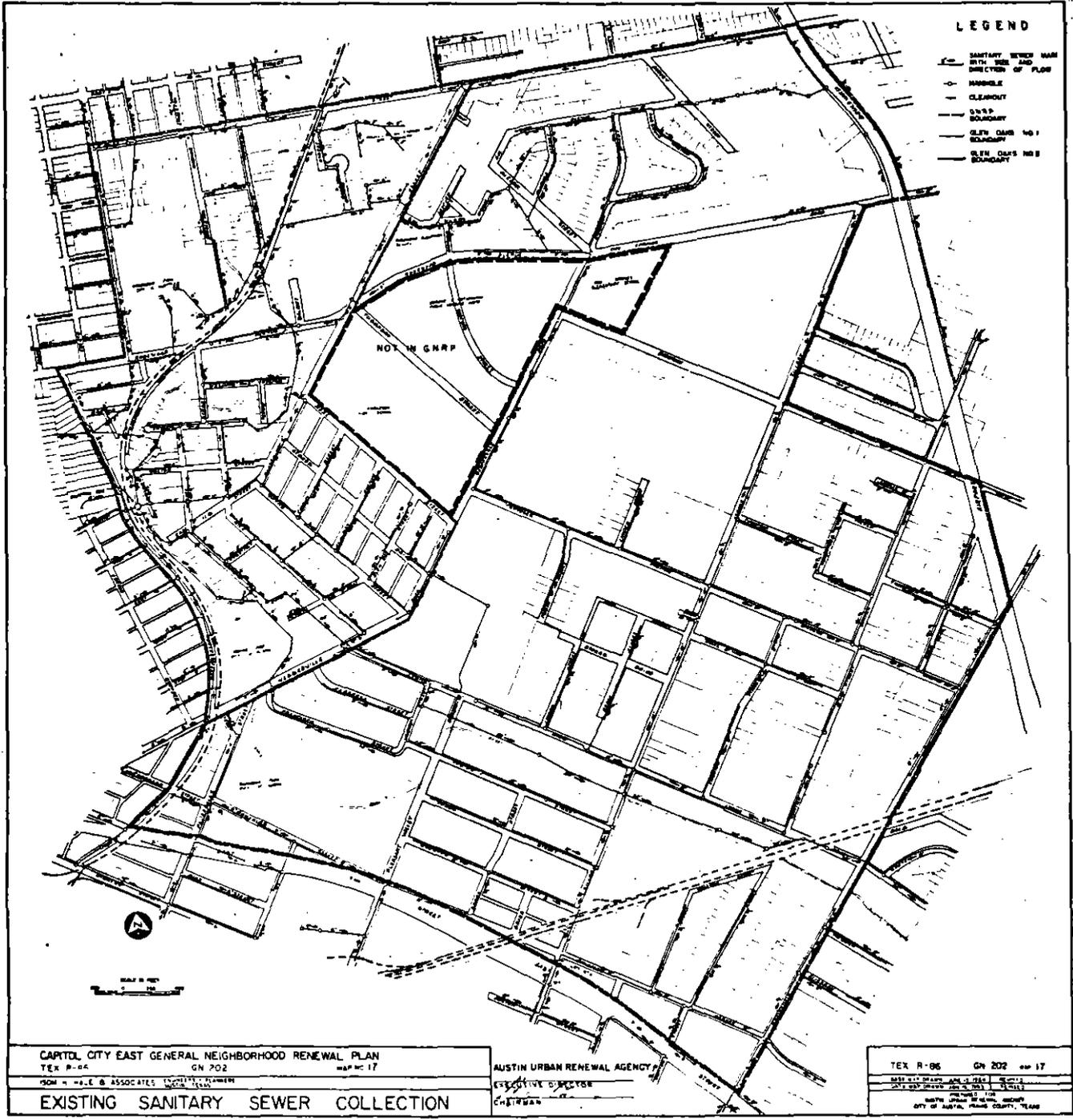
The following TABLE NO. 4 presents proposed Community Facilities and Public Improvements with their estimated cost and recommended schedule of execution:

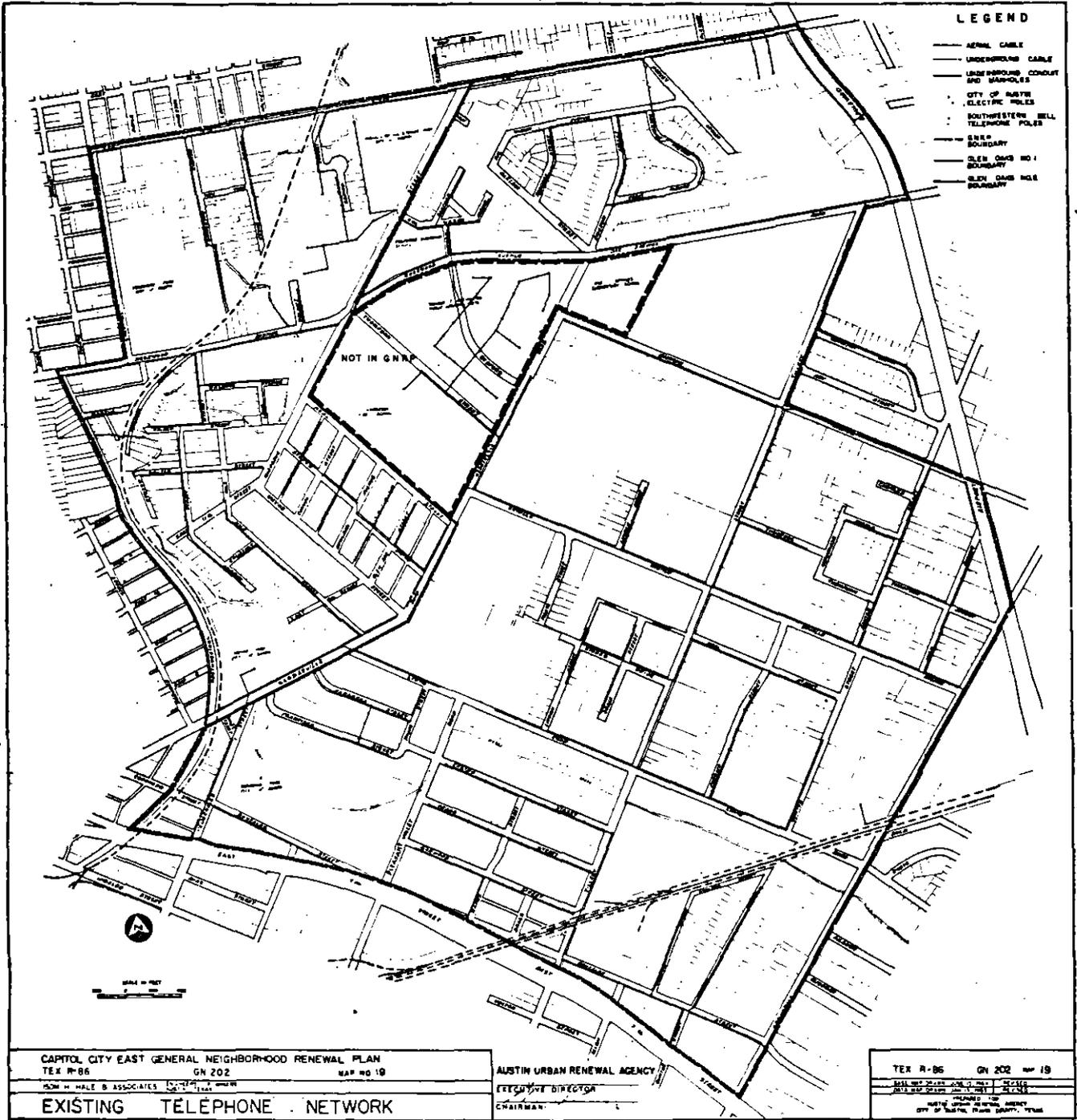
TABLE NO. 4
Community Facilities and Public Improvements

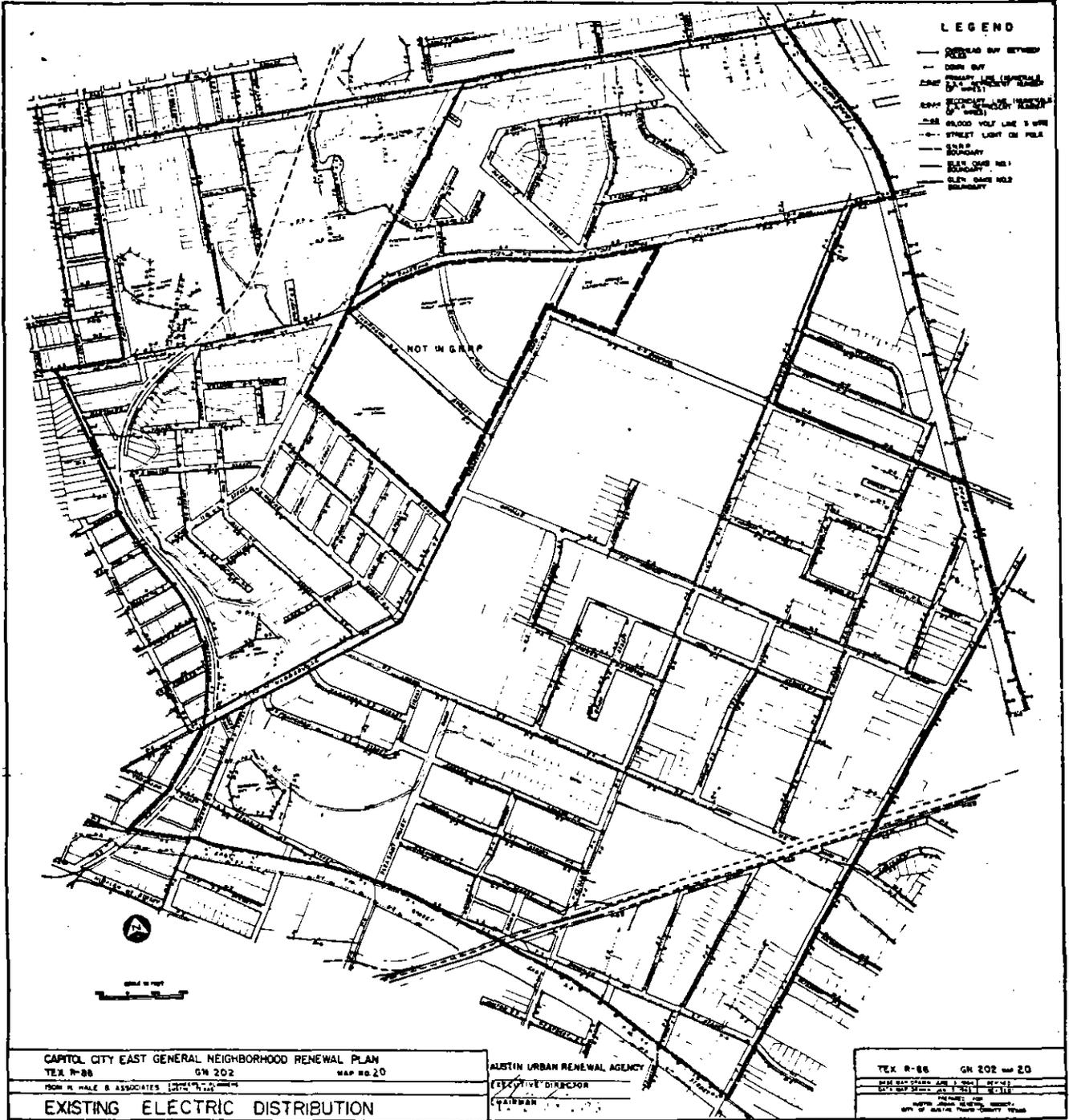
Proposed Work	Estimated Cost	Schedule
<u>GLEN OAKS PROJECT NO. 1</u>		
(1) Rosewood Park Improvements	\$ 15,000	1970
	100,000	Future
(2) Oak Springs School	215,000	Completed
(3) Oak Springs Play Space	7,000	1968
(4) Anderson High School	200,000	Future
(5) City Health Unit	3,000	1965-66
	25,000	"
	10,000	"
(6) Street, Bridge and Drainage	745,800	1968-71
(7) Water and Sanitary Sewer	111,700	1968-71
(8) Electric Distribution	50,700	1968-71
<u>GLEN OAKS PROJECT NO. 2</u>		
(1) Oak Springs Branch Library	120,000	1967
(2) Zaragosa Park Expansion	9,000	1972
(3) Greenbelt & Walkway Improvements	50,000	1972
(4) Misc. Neighborhood Greenbelt Areas	10,000	1972
(5) Recreation Improvements of Flood Plain Area	50,000	1972
(6) Street, Bridge and Drainage	853,000	1972
(7) Water and Sanitary Sewer	510,000	1972
(8) Electric, Gas & Telephone	237,000	1972
(9) Flood Prevention Improvements	128,000	1972

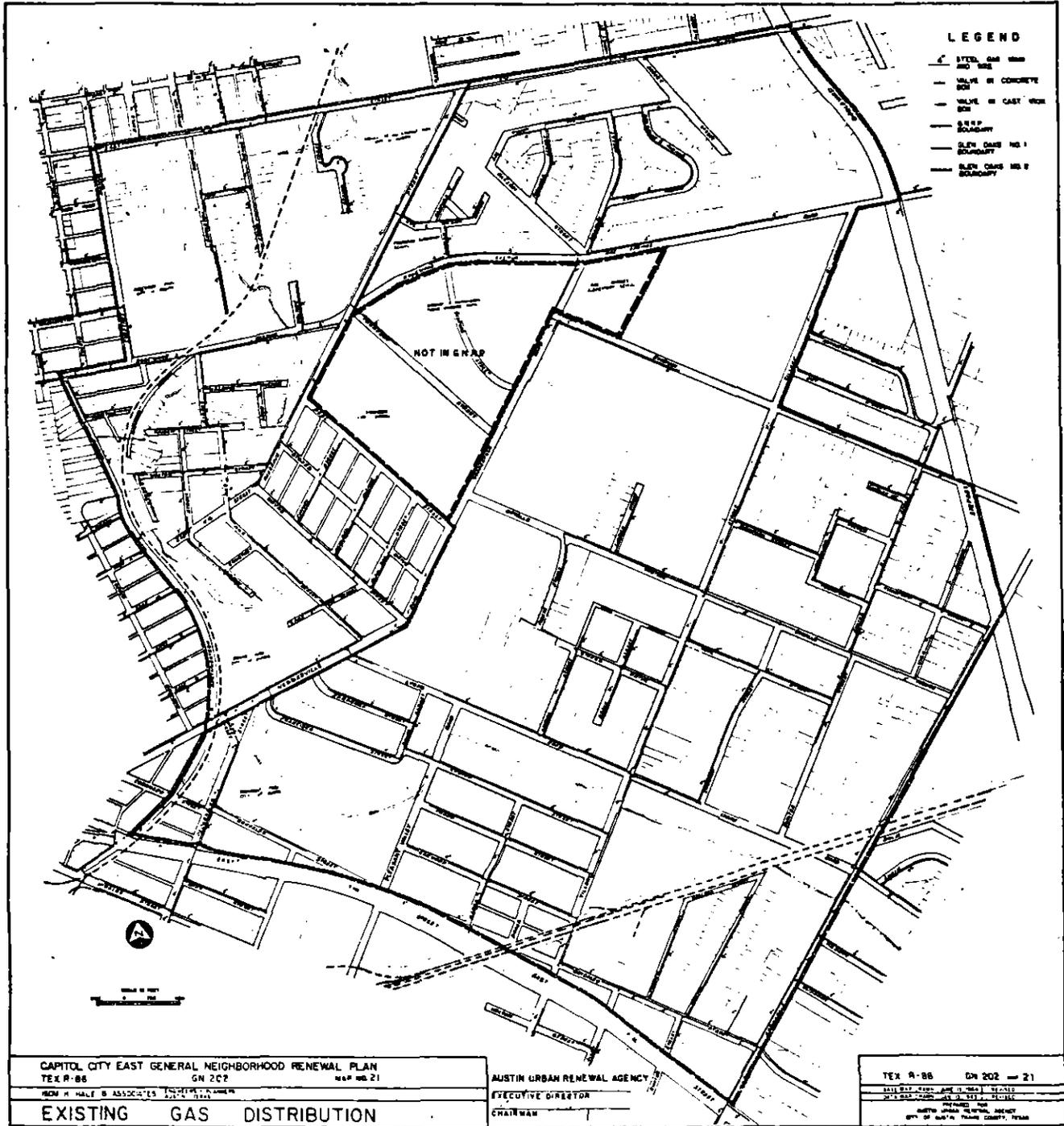












- LEGEND**
- STEEL GAS MAIN
 - IRON GAS MAIN
 - VALVE IN CONCRETE BOX
 - VALVE IN CAST IRON BOX
 - STREET BOUNDARY
 - PLUM GAS NO. 1 BOUNDARY
 - PLUM GAS NO. 2 BOUNDARY

NOT IN GRAP

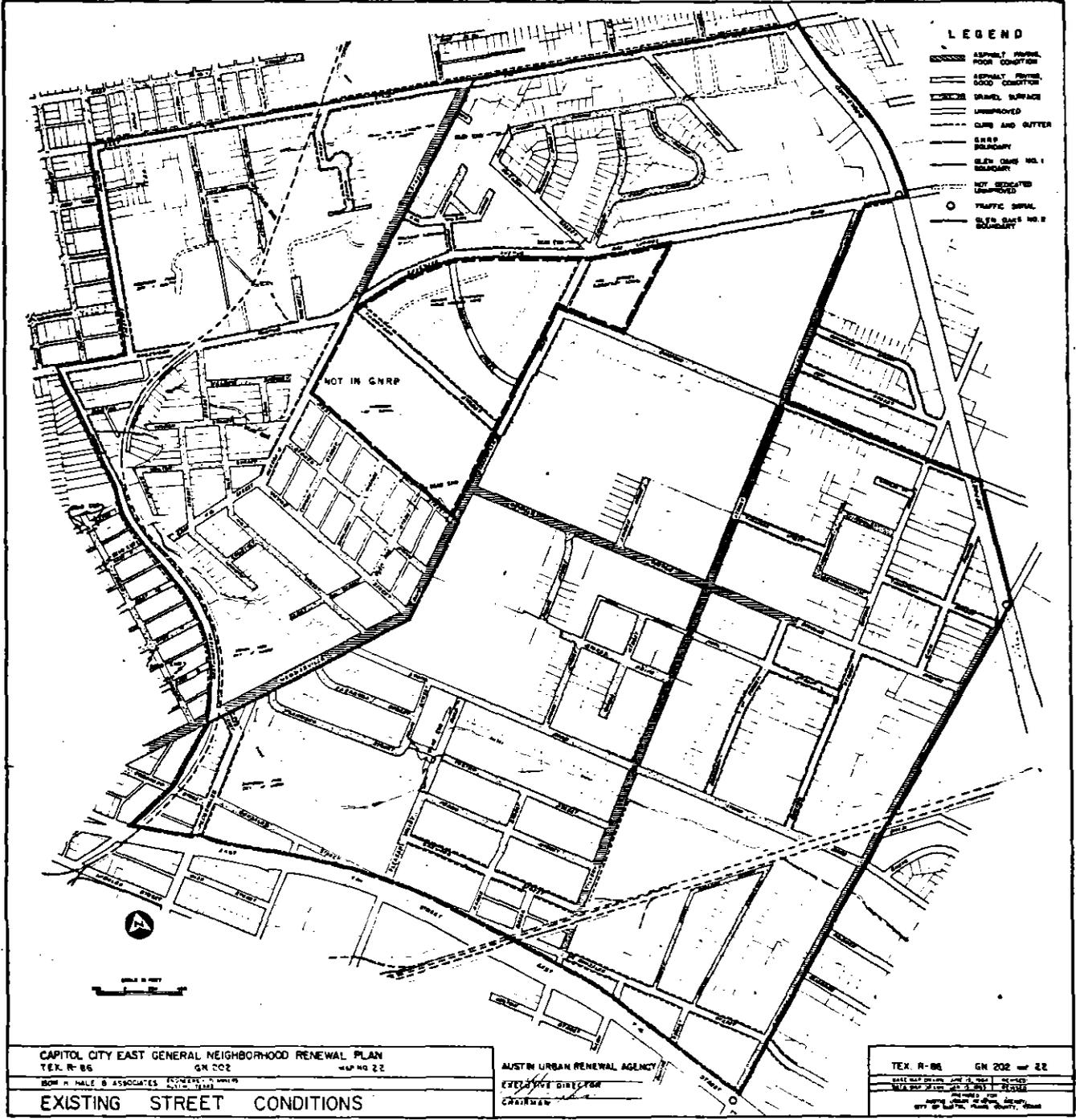
CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX R-86 GN 202 MAP NO. 21

WOMEN H. HALE & ASSOCIATES ENGINEERS ARCHITECTS
 1100 W. 11TH ST. AUSTIN, TEXAS

AUSTIN URBAN RENEWAL AGENCY
 EXECUTIVE DIRECTOR
 CHAIRMAN

TEX R-86 GN 202 - 21
 DATE: MAY 1986
 SHEET NO. 21 OF 21
 PREPARED FOR:
 AUSTIN URBAN RENEWAL AGENCY
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

EXISTING GAS DISTRIBUTION



- LEGEND**
- ASPHALT PAVED, POOR CONDITION
 - ASPHALT PAVED, GOOD CONDITION
 - GRAVEL SURFACE
 - UNPAVED
 - CURB AND GUTTER
 - SEWER
 - UTILITY
 - STREET CLASS NO. 1 BOUNDARY
 - NOT INDICATED UNPAVED
 - TRAFFIC SIGNAL
 - STREET CLASS NO. 2 BOUNDARY

CAPITOL CITY EAST GENERAL NEIGHBORHOOD RENEWAL PLAN
 TEX. R-86 GN 202 MAP NO. 22

BOHN & HALE & ASSOCIATES, INC. ENGINEERS AND ARCHITECTS
 2507 N. BRUNNEN
 AUSTIN, TEXAS 78705
EXISTING STREET CONDITIONS

AUSTIN URBAN RENEWAL AGENCY
 EXECUTIVE DIRECTOR
 CHAIRMAN

TEX. R-86 GN 202 MAP NO. 22
 DATE MAP DRAWN: JUNE 7, 1982
 DATE MAP REVISION: JUNE 7, 1982
 PREPARED FOR:
 AUSTIN URBAN RENEWAL AGENCY
 507 W. BRUNNEN, AUSTIN, TEXAS 78705

March 28, 1968

GN 203
EVIDENCE OF APPROVAL OF G.N.R.P. BY LOCAL
PLANNING AGENCY AS CONFORMING TO GENERAL
PLAN OF LOCALITY AS A WHOLE

February 10, 1967

Mr. Leon Lurie
Acting Executive Director
Urban Renewal Agency
Austin, Texas

Dear Mr. Lurie:

We have examined the proposed zoning changes and the estimated timing of the changes in the Capitol City East General Neighborhood Renewal Plan and find them acceptable. The proposed zoning will permit land uses in conformance with the G.N.R.P. Plan and with the Community Renewal Program proposals. The Austin Development Plan will have to be amended to permit residential development in two areas which are presently proposed industrial. Both areas are in the southeast portion of the G.N.R.P. The first is that area bounded by the M.K.T. Railroad, Springdale Road and East 7th Street. The second is that area generally bounded by the M.K.T. Railroad, East 7th Street, Pleasant Valley Road and Prado Street. Both areas have been used residentially since their development.

Yours truly,
S/ Hoyle M. Osborne
Director of Planning

GN 211
RESOLUTION OF GOVERNING BODY OF URBAN RENEWAL
AGENCY APPROVING GENERAL NEIGHBORHOOD RENEWAL PLAN

No. 29-67

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF AUSTIN APPROVING A GENERAL NEIGHBORHOOD RENEWAL PLAN, CAPITOL CITY EAST, TEX. R-86

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Urban Renewal Agency of the City of Austin (herein called the "Local Public Agency") has entered into a contract, designated Contract No. Tex. R-86 (GN), with the Federal Government pursuant to which the Government has made available to the Local Public Agency financial assistance for the preparation of a general neighborhood renewal plan for the General Neighborhood Renewal Area designated as Capitol City East in the City of Austin, State of Texas (herein called the "Locality"); and,

WHEREAS, there was presented to this meeting of the Board of Commissioners of the Urban Renewal Agency of the City of Austin (herein called the "Governing Body") for its consideration and approval a copy of a general neighborhood renewal plan for the General Neighborhood Renewal Area, dated February 7, 1967, which plan is entitled "Capitol City East, General Neighborhood Renewal Plan"

March 28, 1968

and consists of 55 pages, four of which are illustrations and 22 pages of maps made a part thereof (said plan being hereinafter called "General Neighborhood Renewal Plan"); and,

WHEREAS, the General Neighborhood Renewal Plan was reviewed and considered at length at said meeting: NOW, THEREFORE:

BE IT RESOLVED BY THE GOVERNING BODY:

That the General Neighborhood Renewal Plan be and is hereby approved in all respects; that it is determined to be adequate as an outline of the urban renewal activities proposed for the Area involved, as a framework for the preparation of urban renewal plans, and to indicate generally, to the extent feasible in preliminary planning, the land uses, population density, building coverage, prospective requirements for the rehabilitation and conservation of property, and any portions of the Area contemplated for clearance and redevelopment; and that the Executive Director is hereby directed to file the copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

ADOPTED: February 7, 1967

S/ Wesley Pearson, Chairman

ATTEST:

S/ Leon M. Lurie, Secretary

GN 212

OPINION OF COUNSEL FOR URBAN RENEWAL
AGENCY RESPECTING APPROVAL OF G.N.R.P.

February 13, 1967

Mr. Leon M. Lurie
Executive Director
Urban Renewal Agency of
the City of Austin
614 West Sixth Street
Austin, Texas

Dear Leon:

RE: General Neighborhood Renewal Plan
Capitol City East, Tex. R-86
Austin, Texas

I am an attorney-at-law admitted to practice in the State of Texas. As counsel for the Urban Renewal Agency of the City of Austin, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the General Neighborhood Renewal Plan prepared by the Urban Renewal Agency of the City of Austin, relating to the Capitol City East Area in the City of Austin, County of Travis, State of Texas (hereinafter called the "Plan"), which Plan is more specifically identified as follows:

A mimeographed document dated February 7, 1967, entitled
"Capitol City East General Neighborhood Renewal Plan,"

consisting of 40 pages including 4 illustrations and 22 pages of maps for the General Neighborhood Renewal Area aforementioned, approved by the Local Public Agency on February 7, 1967.

I have also examined a record of the official proceedings respecting the authorization and approval of the Plan by the governing body of the Local Public Agency.

2. The Plan has been duly approved by the Board of Commissioners of the Urban Renewal Agency of the City of Austin.

3. The Plan, when duly approved by the City Council of the City of Austin will be a valid Plan, meeting all the requirements of Title I of the Housing Act of 1949, as amended, and other applicable law. The Plan includes all of the provisions and matters required by Section 102 (d) of said Title I.

4. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency, and such area under State and local law is legally eligible and appropriate for the activities contemplated under the Plan.

5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

JOHNSON, JONES AND SHEPPARD

S/ Paul D. Jones

The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

URBAN RENEWAL

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUSTIN APPROVING
UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT
AND FILING OF AN APPLICATION

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Secretary of the Department of Housing and Urban Development is authorized to extend financial assistance to local public agencies in the diminution and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and,

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the City of Austin make surveys and prepare plans, presently estimated to cost approximately One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Austin, County of Travis, and State of Texas, which is described in Exhibit "A" attached hereto and made a part hereof; NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area, appropriate for an urban renewal project and that the undertaking by the Urban Renewal Agency of the City of Austin of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I is needed to enable the Urban Renewal Agency of the City of Austin to finance the planning and undertaking of the proposed Project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, (c) the prohibition of discrimination because of race, color, creed, or national origin, and (d) the requirement that the locality present to the Secretary of the Department of Housing and Urban Development, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

4. That it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

5. That the filing of an application by the Urban Renewal Agency of the City of Austin for an advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved.

The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

CONTRACTS AWARDED

Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on March 20, 1968, for the construction of 2,240 feet of 8-inch concrete sanitary sewer main in F.M. 969 Easement from Little Walnut Creek Main to 230' ± East of Ed Bluestein Boulevard; and,

WHEREAS, the bid of Austin Engineering Company, in the sum of \$32,314.50, was the lowest and best bid therefor and the acceptance such bid has been recommended by the Director of Water and Sewer Department of the City of Austin and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Austin Engineering Company, in the sum of \$32,314.50, be and the same is hereby accepted, and that R. M. Tinstman, City Manager of the City of Austin, be and he is hereby authorized to execute a contract on behalf of the City, with Austin Engineering Company.

The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

Councilman LaRue moved the Council award the contract to Ford Wehmeyer, Incorporated for water and sanitary sewer improvements in Longhorn Boulevard for \$22,260.70. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

SUBSTANDARD STRUCTURES

Councilman Nichols moved the Council approve the recommendations from the Building Standards Commission and authorize the Legal Department to take proper legal disposition of the following substandard structures which have not been repaired or demolished within the required time:

- Mr. B. M. Pannell, 401 Orchard (units A & B)
- Mr. Q. S. Franks, 1108 Morrow Street
- Mr. Robert W. Walden, 610 O'Dell
- Mr. Walter McBride, 3700 Commerce
- Mrs. Pernie Suldon Estate, 1604 Cedar Avenue
- Mr. M. N. Garcia, 1117 Omega
- Jimmy, Johnny and Paula Garcia, 1501 South 3rd Street
- Mr. C. L. Browning, 501 Montopolis
- Mr. Richard Morris, 2510 South 1st Street
- Mr. Ventura G. Sosa, 2110 Thrasher Lane
- Miss Lois D. Thrasher, 1401 East 13th Street
- Mr. Marcino Ortiz, 2311 East 9th Street (rear)
- Mr. Frank Woodworth, 1112 D Omega Avenue

The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
 Noes: None

COOPERATION AGREEMENT - BRACKENRIDGE PROJECT

Councilman Nichols offered the following resolution and moved its adoption:

(RESOLUTION)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUSTIN
 AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE
 AND EXECUTE A COOPERATION AGREEMENT WITH THE URBAN
 RENEWAL AGENCY OF THE CITY OF AUSTIN FOR THE BRACKEN-
 RIDGE URBAN RENEWAL PROJECT, NO. TEX. R-94.

WHEREAS, this Council has heretofore approved an Urban Renewal Plan for the Brackenridge Urban Renewal Project, No. Tex. R-94; and,

WHEREAS, this Council has pledged the cooperation of the City in accomplishing the completion of said Project; and,

WHEREAS, the City has in several prior resolutions agreed to provide local grants in aid in connection with said Project; and,

WHEREAS, it is necessary that the Urban Renewal Agency submit to the Department of Housing and Urban Development as part of its application for loan and grant an executed Cooperation Agreement whereby the City agrees to provide one-third (1/3) of the cost of said Project; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Manager be and he is hereby authorized and directed to prepare and execute such Cooperation Agreement as is necessary to complete the application for loan and grant for Project No. Tex. R-94, to provide for the local one-third (1/3) share of the cost of said Project No. Tex. R-94 and to further and again pledge the cooperation of the City in speedily bringing to a successful conclusion said Project.

The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen Long, Janes, Nichols, Mayor Akin
Noes: None
Present But
Not Voting: Councilman LaRue

HOSPITAL STUDY

Councilman LaRue moved the Council make the necessary agreement with Ernst & Ernst for the Hospital Data Processing Feasibility Study. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

MISSOURI PACIFIC BOULEVARD ACQUISITION

Councilman Nichols offered the following resolution and moved its adoption:

(RESOLUTION)

Clyde Boyer
(MoPac Blvd.)

2203 Winsted Lane
680201.60

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the offer of the owners and claimants of the hereinafter described tract of land to convey unencumbered fee simple title thereto to the City of Austin in consideration of the cash payment of \$17,875.00 therefor be accepted, and that the City Manager or his designate be and he is hereby authorized to consummate purchase of the following described tract of land, to-wit:

Lot No. Eight (8), Block Three (3), T. C. Steiner Resubdivision of Blocks Six (6), Seven (7) and Eight (8), Block Eleven (11), Westfield "A", an addition in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Plat Book 4, Page 70, Plat Records of Travis County, Texas.

The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

REFUND CONTRACT

Mayor Akin introduced the following ordinance:

AN ORDINANCE AUTHORIZING THE ASSOCIATE CITY MANAGER TO ENTER INTO A CERTAIN CONTRACT WITH WESTOVER HILLS, INCORPORATED, FOR THE APPROPRIATION OF MONEY PAID TO THE CITY OF AUSTIN UNDER SUCH CONTRACT; AND DECLARING AN EMERGENCY.

The ordinance was read the first time and Councilman LaRue moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The ordinance was read the second time and Councilman LaRue moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The ordinance was read the third time and Councilman LaRue moved that the ordinance be finally passed. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

The Mayor announced that the ordinance had been finally passed.

CONTRACT AWARDED

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on March 15, 1968, for the purchase of one (1) Self- Propelled Three Line Striping Machine, including one (1) 1952 Model Striping Machine to be traded-in, for Traffic and Transportation Department; and,

WHEREAS, the bid of Wald Industries, Inc., in the sum of \$5,329.00, was the lowest and best bid therefor, with one trade-in, and the acceptance of such bid has been recommended by the Purchasing Agent of the City of Austin and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Wald Industries, Inc., in the sum of \$5,329.00, be and the same is hereby accepted, and that R. M. Tinstman, City Manager of the City of Austin, be and he is hereby authorized to execute a contract on behalf of the City, with Wald Industries, Inc.

The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

FINANCIAL STATEMENT RECEIVED

Councilman Nichols moved the Council receive the monthly financial statement. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

FIESTA GARDENS BOAT PERMIT

Councilman LaRue moved the Council authorize the City Manager to enter into the necessary contract to permit certain boats to participate in the ski show for Fiesta Gardens. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Janes, Nichols, Mayor Akin
Noes: None

ZONING ORDINANCE

Mayor Akin introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

ADJOURNMENT

The Council then adjourned.

APPROVED:

Harry Blair
Mayor

ATTEST:

Grace Monroe
Asst. City Clerk